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herbert r thomas

35 Mary Street
Neath

SA11 1PN

hrt.uk.com

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Asking price **£125,000**

A beautifully presented stone-fronted mid-terrace home, conveniently located on a quiet no-through road just a short stroll from Neath Town Centre, offering two double bedrooms and available to purchase with no ongoing chain.

A stone-fronted mid-terrace home positioned on a quiet no-through road

Just a short, level stroll from Neath Town Centre and local amenities

Available to purchase with no ongoing chain – ideal for first-time buyers or investors

Presented and maintained to a very high standard

Large open-plan lounge/diner providing versatile living space

Modern fitted kitchen with separate utility room

Ground floor WC for convenience

Two double bedrooms

Shared family bathroom with generous airing cupboard

Low-maintenance, fully enclosed courtyard garden



A beautifully presented stone-fronted mid-terrace home, ideally located just a short, level stroll from Neath Town Centre and a wide range of local amenities. Offered for sale with no ongoing chain, this property presents an excellent opportunity for first-time buyers or investors seeking a high-quality addition to their portfolio.

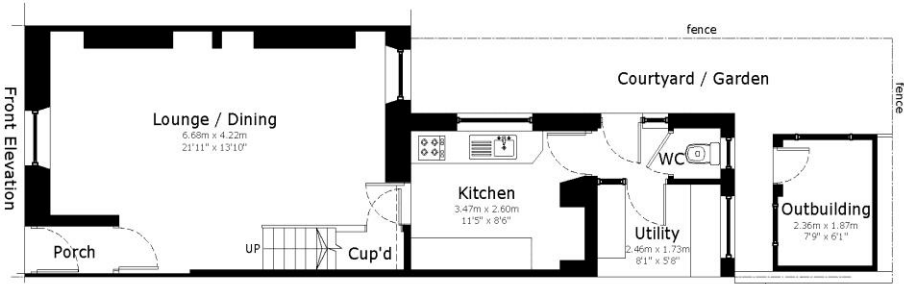
Inside, the property has been maintained to a very high standard and offers versatile living accommodation, including a large open-plan lounge/diner, modern fitted kitchen, separate utility room, and convenient ground floor WC.

Upstairs, there are two double bedrooms, with the main front bedroom benefiting from built-in wardrobe storage. This bedroom also offers the potential to be subdivided, creating a three-bedroom home if required. A generous airing cupboard is cleverly positioned within the family bathroom, providing practical storage.

The presentation of the property would appeal to a wide audience, and the vendors are open to selling furnishings (under separate negotiation)

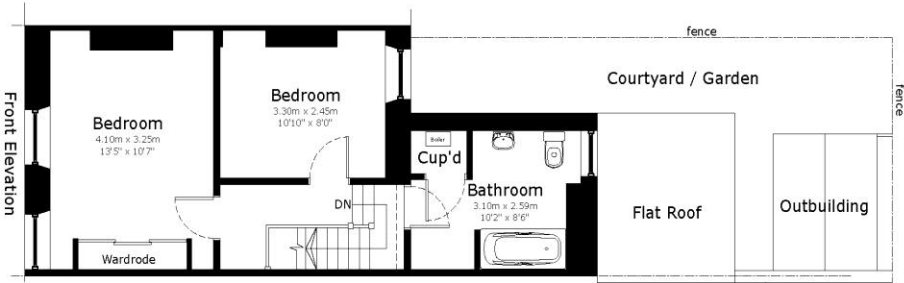
The property is fully insulated, with modern UPVC double glazing throughout and is heated via a modern gas combination boiler. Externally, the property is positioned on a quiet no-through road with ample street parking.

The low-maintenance courtyard garden is fully enclosed for privacy and features a solid built outhouse, ideal for storage.



Ground Floor

495.14 sq. ft (46.0 sq.m) approx.



First Floor

407.95 sq. ft (37.9 sq.m) approx.





Directions

SAT NAV USERS SA11 1PN

Tenure

Freehold

Services

All Mains Services
Council Tax Band B
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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**AWAITING
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.