



131 Pant Yr Heol, Neath, SA11 2HB

£120,000

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Welcome to Pant Heol, Neath

This newly refurbished 3-bedroom terraced house with NO ONWARD CHAIN is a fantastic opportunity for those seeking a modern, move-in-ready home in a convenient location. Thoughtfully updated throughout, this property offers comfort, style, and practicality for families, first-time buyers, or investors alike.

Entrance and Hallway

The home welcomes you with a UPVC double-glazed front door that opens into a bright hallway. The neutral décor creates an inviting first impression, and the hallway provides easy access to the spacious living and dining areas.

Open-Plan Living and Dining Area

24' x 10'08" (7.32m x 3.25m)

The impressive living/dining space measures 24ft by 10ft and features UPVC double-glazed windows to both the front and rear, flooding the space with natural light. This large, flexible area is perfect for entertaining guests, hosting family meals, or relaxing after a long day. Its open-plan layout enhances the sense of space, making it ideal for modern living.

The newly fitted central heating ensures warmth throughout, with a stylish radiator completing the room. Neutral walls and elegant wood-effect flooring make it a blank canvas, ready for you to add your personal touch.

Modern Fitted Kitchen

12'1" x 7' (3.68m x 2.13m)

At the rear of the house is the brand-new kitchen, fitted with a contemporary mix of white wall and base units, offering ample storage and workspace. A stainless steel sink with drainer and mixer tap is positioned perfectly by the window, overlooking the rear garden.

The kitchen also features an integrated electric hob and oven, perfect for preparing meals with ease. Finished with a light grey worktop, metro-tiled splashback, and modern flooring, this space combines style and functionality effortlessly. The kitchen also has access to the rear garden, ideal for outdoor dining or

hosting in the summer months.

Dimensions: 12.11ft by 7ft

Stylish Family Bathroom

7'08" x 7'02" (2.34m x 2.18m)

Located on the ground floor, the family bathroom has been completely refurbished to a high standard. It features a full-size bath with panel, an electric shower overhead, and a modern shower panel to the side for easy maintenance. A low-level WC with dual flush and a pedestal sink complete the suite.

The space is finished with fresh white walls and grey floor tiles, creating a clean and contemporary look. A frosted UPVC window provides natural light and ventilation while maintaining privacy.

Dimensions: 7.08ft by 7.02ft

Three Well-Proportioned Bedrooms

Upstairs, the property boasts three generous bedrooms, all freshly decorated and fitted with new flooring.

Bedroom 1: Located at the front, this room measures 10.05ft by 8.06ft. The large UPVC window provides plenty of natural light, while the neutral décor creates a peaceful space to unwind.

Bedroom 2: The largest of the three, Bedroom 2 measures 13.08ft by 9.03ft and overlooks the rear of the property. With ample space for a double bed and additional furniture, it's perfect as a master bedroom.

Bedroom 3: Measuring 9.02ft by 5.07ft, this room is ideal as a single bedroom, nursery, or home office. Its versatility makes it a great addition to the property.

Each bedroom benefits from newly fitted grey carpets, gas central heating, and UPVC windows.

Low-Maintenance Rear Garden

The rear garden has been designed for easy upkeep, featuring low-maintenance slate chippings and secure fencing. Whether

you're looking for a safe space for children to play or an area to relax in the fresh air, this garden provides plenty of potential. A gated rear entrance adds convenience, making it perfect for families.

Location Highlights

Located in the sought-after area of Neath, this property offers excellent access to local amenities, schools, and transport links. Pant Heol is within walking distance to local shops, cafes, and essential services, ensuring you have everything you need on your doorstep.

For commuters, the area benefits from excellent road links and public transport options, connecting you to nearby towns and cities. Schools in the area cater to families with children, making this home ideal for young families.

Why Choose This Home?

- A beautifully refurbished property offering modern, neutral interiors
- Three spacious bedrooms, perfect for families
- Contemporary kitchen and bathroom ready to use
- Low-maintenance garden, ideal for busy homeowners
- Located close to amenities, schools, and transport links

This home ticks all the boxes for comfort, style, and convenience. Move-in ready and perfect for modern living, this property won't stay on the market for long.

Tenure

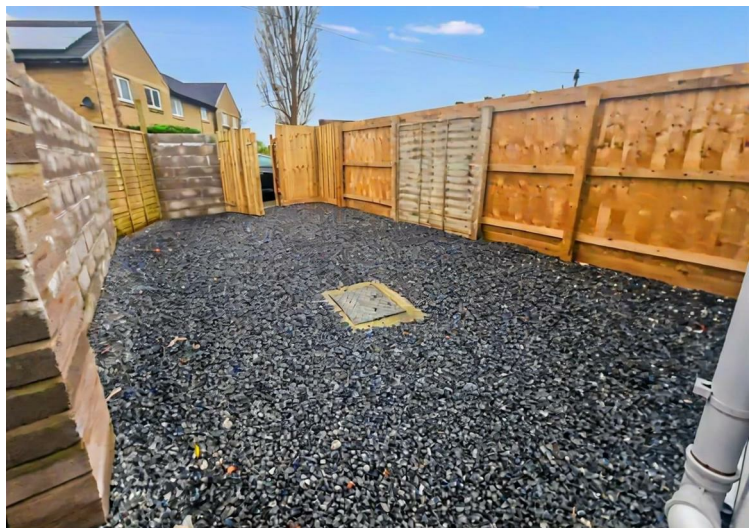
We have been advised by the Vendor that the property is FREEHOLD with NO CHAIN.

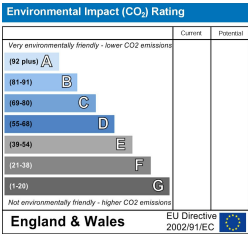
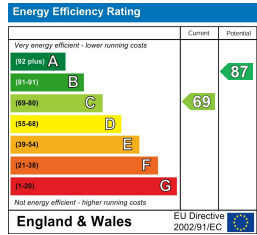
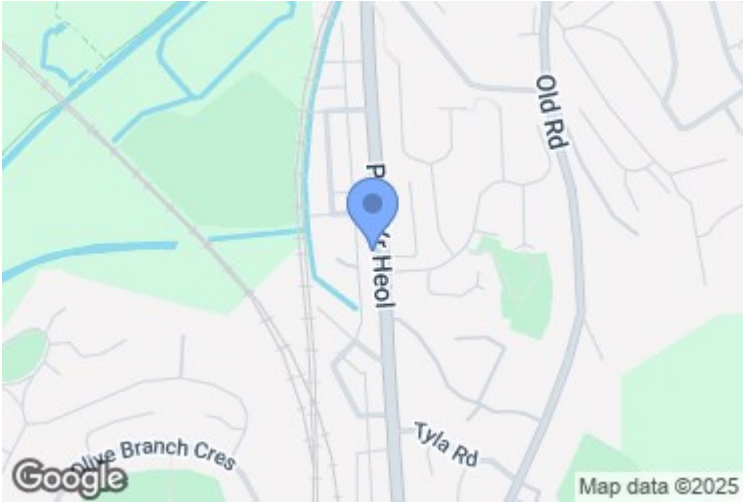
Council Tax

Band D.

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All buyers are required to complete a digital Anti-Money Laundering (AML) check via MoveButler as part of the legal compliance process. This is a mandatory requirement, and a £20 fee per person is payable directly to MoveButler. The purchase cannot proceed without successful completion of this check.





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