

## 12 Helens Road, Penrhiwtyn, Neath, SA11 2DL

**Offers In The Region Of £109,995**

Ideal for first-time buyers or as a solid investment opportunity, this two-bedroom terraced home is situated close to local amenities, with shops, schools, and Neath town centre all within easy reach. The property offers two spacious double bedrooms, a generous family bathroom, and benefits from vacant possession with no onward chain. To the rear, you'll find an enclosed garden along with potential off-road parking, making this an excellent choice for those seeking convenience and potential.

## Main dwelling



Mid terrace home.

### Porch

Door to: porch.

Hallway 15,06 x 3'10 (4.57m,1.83m x 1.17m)



Stairs to first floor and radiator.



Lounge 11'3" x 10'8" (3.42m x 3.25m)



Window to front, fireplace, radiator, door to:

Sitting Room 12'0" x 11'2" (3.66m x 3.41m)



Window to rear, two radiators, door to:

### Kitchen/Breakfast Room



Fitted with base and wall units, with sink drainer, room for cooker and fridge freezer, window to side and radiator.



### Landing 12'0 x 6'7 (3.66m x 2.01m)



Spacious landing.

### Bedroom 1 11'3" x 15'2" (3.42m x 4.62m)



Double room with two windows to front and radiator.



**Bedroom 2 12'1 x 10'1 (3.68m x 3.07m)**



Double room with window to rear and radiator.



**Bathroom 11'1 x 8/4 (3.38m x 2.44m/1.22m)**



Excellent size bathroom with window to side, panel bath, low level WC, sink drainer and radiator.

**Rear garden**



Enclosed level rear garden with rear access and parking.



EE  
Vodafone  
Three  
O2  
Broadband:  
Basic  
6 Mbps  
Superfast  
41 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability:  
BT  
Sky  
Virgin

### Drone



### Agents notes

Neath Port Talbot Council Tax: B

### Agents notes

Conservation Area:

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

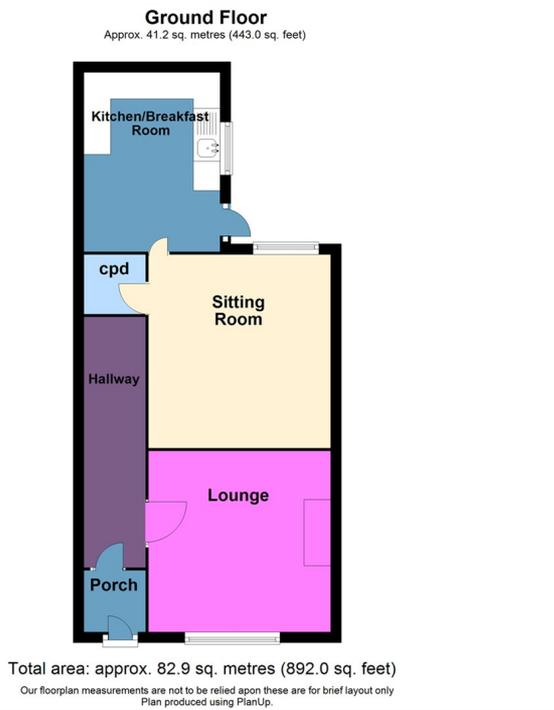
861 ft<sup>2</sup> / 80 m<sup>2</sup>

Plot size:

0.03 acres

Mobile coverage:

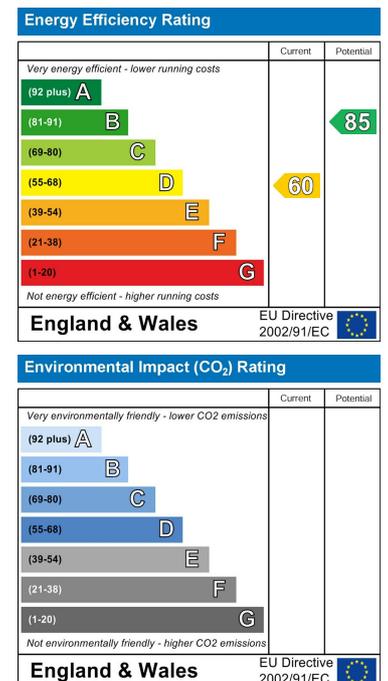
## Floor Plan



## Area Map



## Energy Efficiency Graph



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