



hrt

herbert r thomas

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9 Llantwit Road
Neath, Neath Port Talbot,
SA11 3LD

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Asking price £115,000

Two-Bedroom Mid-Terrace Cottage
with Off-Road Parking to the rear
and within walking Distance to
Neath Town Centre.

Off Road parking to the rear

Short walk into Neath town
centre

Close to local amenities

Two bedroom mid terrace

Enclosed rear garden

Downstairs bathroom



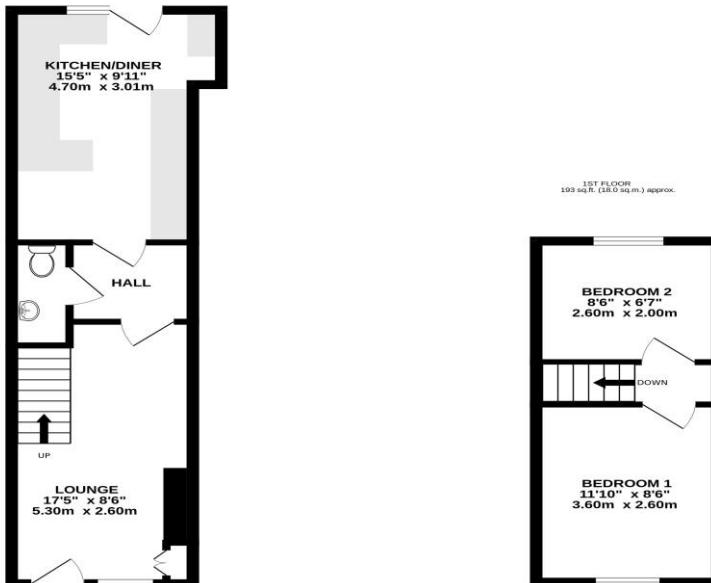


Nestled just a short stroll from Neath town centre, this two-bedroom mid-terrace cottage offers an excellent opportunity for first-time buyers or investors. Ideally located close to local shops, schools, and amenities, the property combines convenience, and practicality.

Ground Floor

A short pathway leads to the UPVC front door, opening into a welcoming front reception room featuring fitted carpet, a UPVC double-glazed window to the front elevation, and a radiator beneath. The staircase is positioned within the lounge, maintaining a cosy feel.

GROUND FLOOR
326 sq. ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 519 sq ft. (48.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their condition or performance can be given.
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The ground floor bathroom is accessed via a small inner hallway and is fitted with a three-piece suite including a shower, WC, and hand basin. Finished with tiled flooring, white tiled surround, and a vertical radiator.

To the rear, the kitchen is fitted with a range of matching wall and base units, complemented by an integrated gas hob and oven, stainless steel sink and drainer, and space for freestanding appliances such as a fridge-freezer and a washing machine. A UPVC window and door provide access to the rear garden, allowing plenty of natural light to fill the room.

First Floor

Bedroom one - This bedroom is a spacious double, featuring fitted carpet, a UPVC window to the front, and a radiator.

Bedroom Two - Overlooking the rear garden, this bedroom is ideal as a guest room or home office, also fitted with carpet, a radiator, and UPVC window.

Externally The rear garden offers a low-maintenance outdoor space, with a patio area leading directly from the kitchen and steps up to an enclosed upper patio area. The garden is surrounded by fencing for privacy and benefits from off-road parking for one vehicle, accessed via a rear gate.

This property offers comfort in a highly convenient location – just minutes from Neath town centre and local amenities.





Directions

For Satnav users SA11 3LD.

Tenure

Freehold

Services

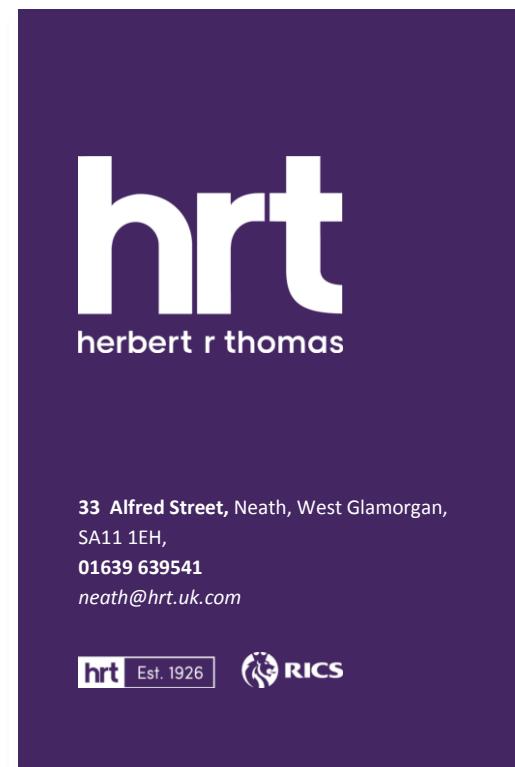
All main services and metred.

Council Tax Band A

EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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**AWAITING
EPC**

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.

