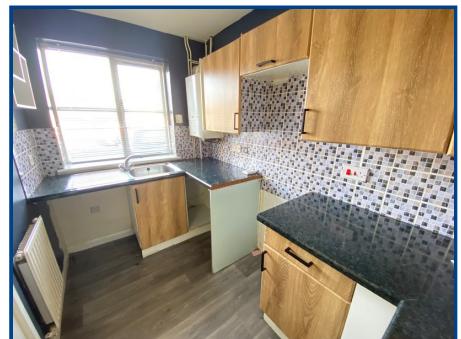


**Thorburn Close
Neath
Neath Port Talbot.**

Price **£115,000**



- MID LINK PROPERTY
- 2 BEDROOMS
- LOUNGE
- KITCHEN
- OFF ROAD PARKING TO THE FRONT
- LOW MAINTENANCE REAR GARDEN
- OVERLOOKING NEATH CANAL
- IDEAL FIRST PURCHASE / DOWNSIZE TO
- WALKING DISTANCE FROM NEATH TOWN CENTRE



General Description

EPC Rating: C76

Mid terrace property, situated within Neath Town Centre, this charming two double bedroom terraced house provides an ideal setting for first-time buyers, young professionals, or those seeking a convenient location close to local amenities. Call us today to schedule your viewing appointment.

Property Description

Situated in the heart of Neath Town Centre, this two double bedroom terraced house offers an exciting opportunity for buyers seeking a well-located home with fantastic potential. Ideally positioned for convenient access to the bustling high street, this property places shopping, cafes, and essential local amenities all within easy reach. Neath railway station is close by, providing excellent transport links to Swansea, Cardiff, and further afield—perfect for commuters and those who love to explore.

The property itself is set back from the road, boasting off-road parking to the front—a rare find in this central location. Accommodation, including two generously sized double bedrooms, ideal for either a couple or a growing family. The first-floor shower room provides practicality and comfort, complementing the layout of the home.

To the rear, a low-maintenance, enclosed garden offers a private outdoor retreat. The garden backs directly onto the picturesque Neath Canal, offering tranquil water views and direct access to scenic walking and cycling routes. This unique outlook combines the convenience of town centre living with a peaceful, natural backdrop.

With its fair condition, this property provides a blank canvas for new owners to modernise and truly make their own. Whether you are a first-time buyer, investor, or someone looking to be at the centre of a vibrant community, this terraced house is well worth viewing.

Contact today to arrange your appointment and discover the full potential of this ideally situated home.

Porch (3' 06" x 3' 01") or (1.07m x 0.94m)

Entrance to porch, storage cupboard. Opening to.

Hallway (5' 08" x 4' 11") or (1.73m x 1.50m)

Staircase leading to the first floor, laminated flooring. Wall mounted electric meter. Door leading to.

Lounge (15' 10" x 11' 09") or (4.83m x 3.58m)

Picture window & door opening to the rear garden. Laminated flooring, radiators.

Kitchen (9' 08" x 5' 09") or (2.95m x 1.75m)

Window to the front, wall & base fitted units, gas cooker point. Sink unit, laminated flooring, radiator.

First Floor Landing (6' 00" x 5' 10") or (1.83m x 1.78m)

Landing area, doors leading to.

Bedroom 1 (11' 09" x 9' 01") or (3.58m x 2.77m)

Window to the front, storage cupboard. Attic entrance, radiator.

Bedroom 2 (11' 08" x 10' 01") or (3.56m x 3.07m)

Window to the rear, radiator.

Shower Room & WC (5' 11" x 5' 07") or (1.80m x 1.70m)

Walk in shower with seated area for disabled use. Hand basin, low-level WC. Panelled walls, radiator.

External

Off road parking to the front. Enclosed paved rear garden, with hand rail. Overlooking Neath Canal.

Tenure

Not Specified

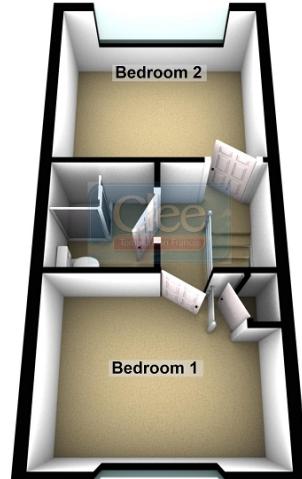
Council Tax

B

Ground Floor



First Floor



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.