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herbert r thomas

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1 Brodawel  
Pont Nedd Fechan,  
Neath,  
Neath Port Talbot,  
SA11 5NW



# 1 Brodawel

Asking price **£289,950**

A Four-Bedroom Semi-Detached Family Home in Pont Nedd.

- 4 bedrooms - loft room with en-suite
- Sought after location
- Off Road parking
- Cul-de-sac location
- Close to beautiful waterfalls
- Easy access to the A465







Tucked away in the sought-after village of Pont Nedd Fechan, Brodawel presents a rare opportunity to acquire a beautifully renovated four-bedroom semi-detached home combining modern comfort with village charm. With its spacious layout, flexible living spaces, three bathrooms, off-road parking, garage, and a generous garden, this home is perfect for families seeking room to grow — or for investors looking to capitalise on the area’s popularity as a gateway to the Waterfall Country of the Brecon Beacons National Park.

The property is enclosed at the front by a wooden fence and provides ample off-road parking via a paved driveway, with additional parking space available on a stone-chipped frontage. The attached garage, fitted with an electric door, provides further parking or excellent storage/workshop space.

To the rear lies a generous, enclosed garden with both a patio and a large lawn — ideal for entertaining, family gatherings, or simply enjoying the tranquillity of the surroundings. The secure fencing and boundary walls provide both privacy and peace of mind. Entering the property, you are greeted by a bright and welcoming hallway, complete with under-stairs storage and side-facing window, allowing natural light to flow through.

Reception Room One, positioned at the front of the property, this bay-fronted lounge is light and spacious, finished with light grey carpets and a central radiator.

Reception Room Two, flowing directly from the first reception, this versatile space is ideal as a formal dining room, family room, or second lounge. With wood-effect laminate flooring, side window, and patio doors opening to the garden, it’s a wonderful space for entertaining. .

The kitchen, a true heart of the home, the kitchen is fitted with matching wall and base units, stainless steel sink with drainer, and an integrated electric oven with a gas hob. There is space for freestanding appliances including a fridge-freezer and washing machine. A large breakfast bar creates a sociable space for dining or

hosting. Patio doors and a side entrance connect the kitchen directly with the garden and driveway.

The downstairs Shower Room is conveniently located just off the kitchen, this modern shower room includes a walk-in shower, basin with storage, and WC.

The garage can be accessed internally via a door opposite the shower room, making it both practical and secure.

The first floor is well laid out, with three spacious bedrooms and a modern family bathroom.

Bedroom one is a large double bedroom to the front of the property, finished with light grey carpet and front-facing double-glazed window.

Bedroom two is another generous double to the rear, also finished with matching carpets and overlooking the garden.

Whilst bedroom three is a well-sized single or home office, front-facing with light grey carpet.

The landing then follows through to the family bathroom. This is a stylish four-piece suite featuring a bath, separate walk-in shower, basin, and WC. Finished with light wood-effect flooring and a vertical radiator, the bathroom is both modern and practical for family life.

A staircase with wooden banister leads to the converted loft, offering a fourth bedroom with its own en-suite. Bedroom Four (Loft Room) is spacious and bright, with two UPVC double-glazed velux windows and light grey carpets.

En-Suite Shower Room is fitted with a walk-in shower (grey marble-effect splashback), basin, and WC. Finished with wood-style laminate flooring. This versatile space is perfect as a master suite, guest accommodation, or even an Airbnb-style rental.

This is a home that balances rural charm with modern living — ready for its next owners to simply move in and enjoy.







## Directions

For Satnav users SA11 5NW

## Tenure

Freehold

## Services

All main services.

Council Tax Band B

EPC Rating D

Viewing strictly by  
appointment through  
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DynamicPDF Evaluator v2.12 evaluation (www.dynamicpdf.com)  
9/12/25, 2:09 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
1 Brinsford Park, Neath, Neath, SA11 5NW	Energy rating <b>D</b>	Valid until 30 August 2035	Certificate number 5201-9175-8000-1728-1402
Property type End-terrace house		Total floor area 132 square metres	

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is D. It has the potential to be B.

See how to [improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/5201-9175-8000-1728-1402/private-rented>

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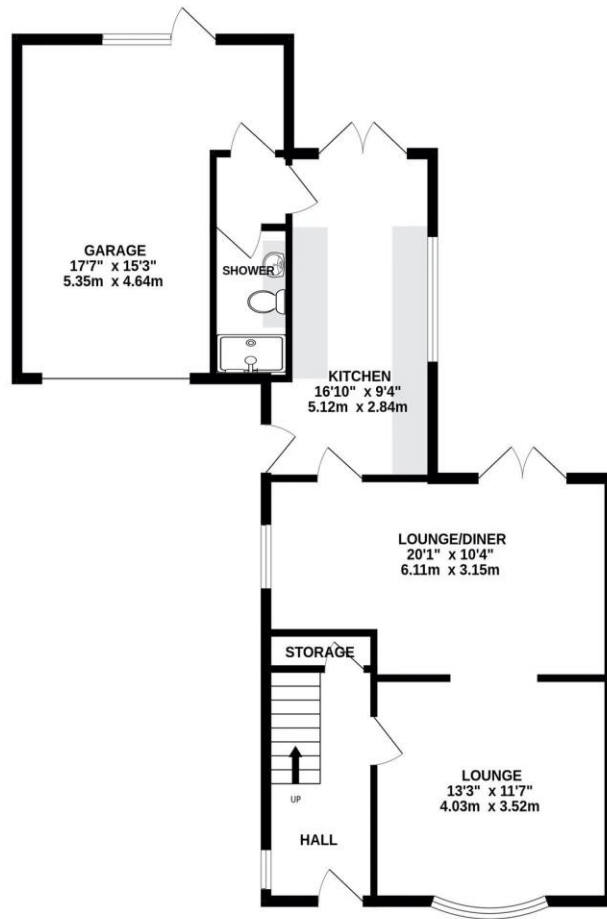


These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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

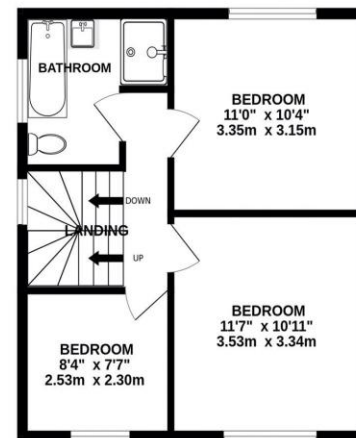




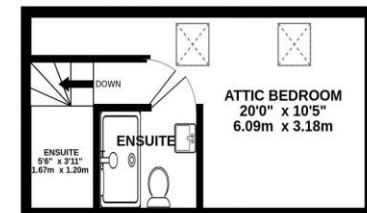
GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



2ND FLOOR  
201 sq.ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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