



Herbert Road, Neath

offers in the region of £125,000

- No Ongoing Chain
- Basement Room
- Well Presented Throughout
- Modern Fitted Kitchen & Bathroom
- EPC Rating: D





About the property

This well-presented, no ongoing chain two-bedroom mid-terrace, home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

Arranged over three levels, the home is well maintained throughout and thoughtfully laid out. Boasting excellent links to local amenities including high street stores, bars and restaurants within Neath Town Centre alongside a bus station & main line train station! Convenient for commuters with great links to the M4 via the A465 as well as natural beauty spots such as Aberavon Seafront, the Brecon Beacons National Parking and Cycling routes through Afan Valley.

The home is approached to an entrance hallway with stairs landing and a door through to a door through to lounge space, further leading to a modern fitted kitchen with ample storage and room for a dining table.

The first floor houses all three bedrooms and a family bathroom.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Accommodation

Entrance Hallway

Reception Room One

15' 8" x 10' 10" (4.78m x 3.30m)

Kitchen

11' 8" x 11' 1" (3.56m x 3.38m)

Basement - Reception Room

12' 4" x 10' 7" (3.76m x 3.23m)

Bedroom One

12' 10" x 10' 2" (3.91m x 3.10m)

Bedroom Two

9' 10" x 9' 8" (3.00m x 2.95m)

Family Bathroom

Irregular Shaped Room x (x)