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20A Llantwit Road

Neath,  
Neath Port Talbot,  
SA11 3LB

# 20A Llantwit Road

Asking price **£95,000**

A uniquely designed and deceptively spacious mid-terraced period family home, quietly positioned within a sought-after residential area on the periphery of Neath town centre.

Uniquely designed three bedroom mid-terraced family home, rich in character and history.

Situated in a quiet and sought-after residential area on the edge of Neath town centre.

Within walking distance of local schools, Neath town centre and scenic canal-side walks.

Distinctive front elevation with two external doors, historically forming part of a former horse and carriage coach entrance.

Charming period features including an Aga stove and an ornate solid wood and stained glass panel front door.

Fitted with a modern Worcester gas boiler.

Enclosed, tiered rear garden enjoying open views.

Offering potential for conversion into two flats (subject to the necessary planning consent).

In need of modernisation, presenting an exciting opportunity to add value.

Available to purchase with no ongoing chain and an ideal purchase for investors.





A uniquely designed and deceptively spacious mid-terraced period family home, quietly positioned within a sought-after residential area on the periphery of Neath town centre. Owned by the same family for over sixty years, this characterful property offers generous accommodation, charming original features and exciting scope for modernisation, with further potential for conversion into two flats (subject to the necessary planning consent). Offered for sale with no ongoing chain, the property represents an ideal opportunity for developers, investors or purchasers seeking to create a bespoke home.

The property enjoys a distinctive front aspect, featuring two solid wood external doors which historically formed part of a horse and carriage coach entrance to the rear of neighbouring properties. The principal entrance is via an ornate stained glass panel front door, opening into a welcoming entrance hallway finished with fitted carpet flooring. From here, there is access to both reception rooms, the galley kitchen and a fixed staircase rising to the first-floor accommodation.

The front reception room is a light and well-proportioned space, benefiting from a large wood-framed window to the front elevation, fitted carpet flooring and an attractive Art Deco style focal feature fireplace. The rear reception room enjoys a large wood-framed window with far-reaching views, along with fitted carpet flooring and a modern sandstone feature fireplace, making it a versatile living or dining area.

The galley kitchen is fitted with a matching range of base and wall-mounted units, with a stainless steel sink unit positioned beneath a rear wood-framed window. The room features ceramic tiled flooring, space for two appliances and a free-standing cooker, while retaining its original charm with an Aga stove situated adjacent to the rear access door. A further doorway from the kitchen leads into a useful boot room/lobby, which also serves as a secondary front entrance to the property. This practical space benefits from power and heating, making it ideal for additional white goods, storage or everyday household use.

To the first floor, a central landing provides access to three well-proportioned double bedrooms and the family bathroom. All bedrooms feature large wood-framed windows and fitted carpet flooring, with the second and third bedrooms further benefiting from built-in cupboard storage. The bathroom is fitted with a coloured Art Deco-inspired three-piece suite, comprising a solid cast-iron bath, pedestal wash hand basin and low-level WC. The room also benefits from a UPVC double-glazed window and an airing cupboard housing the original copper immersion hot water tank.

Externally, the property boasts an enclosed rear garden enjoying scenic views and arranged over two tiers. The upper level offers a generous, level concrete patio area, ideal for seating and entertaining, with steps leading down to a lower garden area laid mainly to lawn and bordered by raised plant beds.

Conveniently located within walking distance of local schools, Neath town centre and picturesque canal-side walks, this spacious and characterful home is in need of modernisation but offers exceptional potential. An ideal purchase for property developers, investors or buyers seeking a project, the property is available to purchase with no ongoing chain.





### Directions

For Satnav users SA11 3LB

### Tenure

Freehold

### Services

All main services  
Council Tax Band B  
EPC Rating

Viewing strictly by appointment through  
Herbert R Thomas

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### Energy performance certificate (EPC)



Property type: Mid-terrace house  
Total floor area: 107 square metres

### Rules on letting this property

#### ! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-performance-certificate-requirements) <https://www.gov.uk/guidance/energy-performance-certificate-requirements>. [Properties can be let if they have an energy rating from A to E. You could make changes to improve the property's energy rating.](https://www.gov.uk/guidance/energy-performance-certificate-requirements)

### Energy rating and score

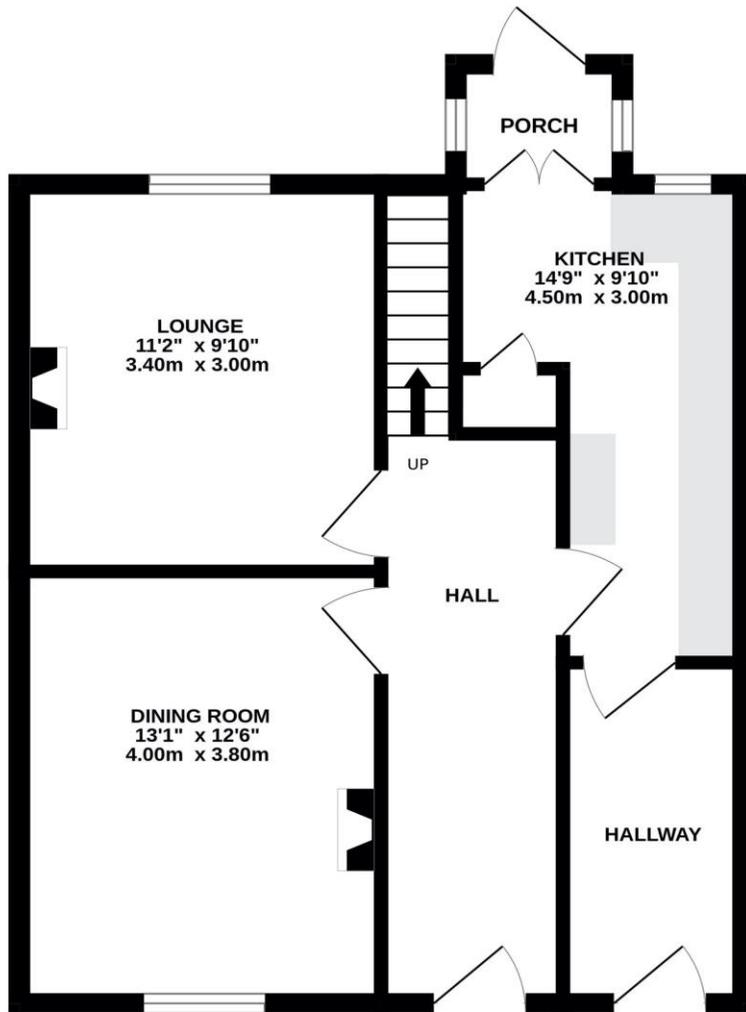
This property's energy rating is F. It has the potential to be D.

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

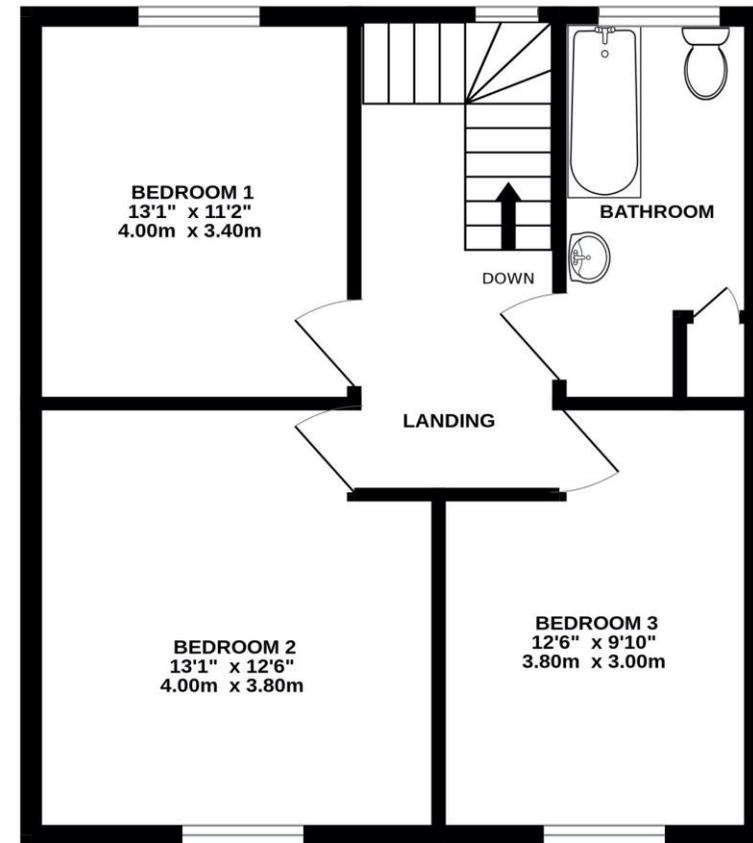
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.3 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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