



5 Pant Yr Heol
Neath, Neath Port Talbot,
SA11 2HN

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5 Pant Yr Heol

Asking price £115,000

Three Bedroom Mid-Terrace Property –
Ideal Family Home or Investment.

Three bedrooms

Two reception rooms

Family bathroom with
storage

Enclosed, low-
maintenance rear garden

Close to shops, schools,
and public transport

Short walk to a local park

Easy access to Neath town
centre





This well-presented three-bedroom mid-terrace home is conveniently situated close to local shops, schools, and public transport links, with Neath town centre just a short drive away.

Offering generous living space across two floors, this property is ideal for families, first-time buyers, or as a rental opportunity.

Upon entering through a white UPVC front door, you are welcomed by a hallway with stylish mosaic-effect vinyl flooring leading into a carpeted area with a radiator. The hallway provides access to both reception rooms and the staircase, which is fitted with a modern grey carpet.

The front reception room is a bright space with a UPVC double-glazed window to the front, radiator beneath, and neutral grey carpets – perfect for use as a living room or dining area.

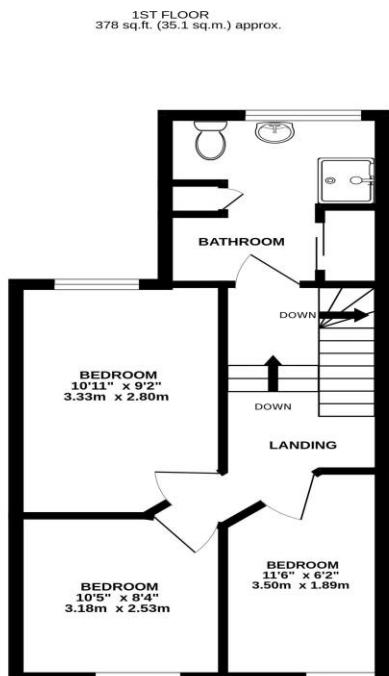
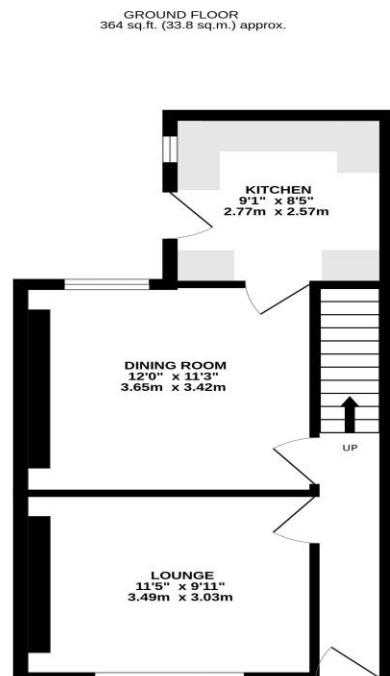
The rear reception room also benefits from matching carpets, a UPVC double-glazed window overlooking the garden, radiator, and useful alcove shelving. From here, a door leads into the kitchen.

The kitchen is fitted with matching wall and base units, stainless steel sink with drainer, and has space for appliances including washing machine, fridge, and cooker. Mosaic-effect vinyl flooring adds a modern touch.

The first floor is fully carpeted and offers three good-sized bedrooms along with a family bathroom.

Two double bedrooms with fitted carpet, UPVC window, and a radiator. The third single room, is fitted with the matching carpet, UPVC window, and a radiator, also. The family bathroom, located at the rear, is fitted with a three-piece suite comprising WC, hand basin, and shower. Neutral in style, with mosaic-effect vinyl flooring, a frosted UPVC window, radiator, and built-in cupboards for storage. The combination boiler is located in the bathroom.

To the rear, the property boasts a secure, enclosed garden surrounded by high concrete walls. The garden is paved, offering a low-maintenance outdoor space ideal for relaxing or entertaining.



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 sales/letting purposes only and should be used as such by any prospective purchaser. The dimensions and areas given are approximate and have been tested and guaranteed as to the accuracy of the dimensions and areas given.





Directions

For Satnav users SA11 2HN

Tenure

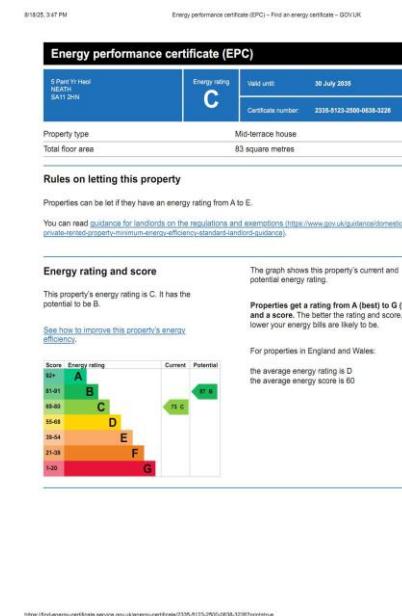
Freehold

Services

All main services

Council Tax Band B

EPC Rating C



Viewing strictly by appointment through Herbert R Thomas

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