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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.

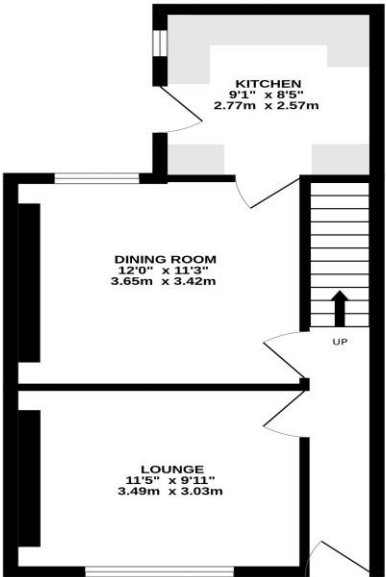
The kitchen is fitted with matching wall and base units, stainless steel sink with drainer, and has space for appliances including washing machine, fridge, and cooker. Mosaic-effect vinyl flooring adds a modern touch.

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

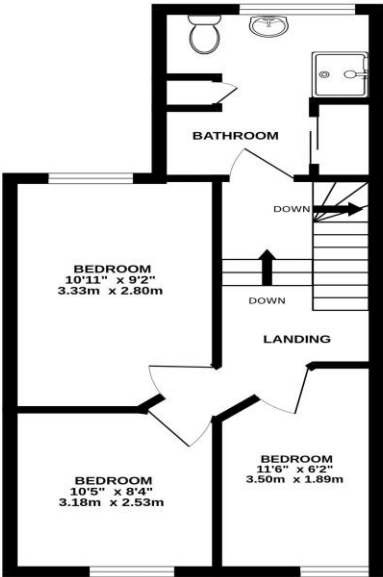
Two double bedrooms with fitted carpet, UPVC window, and a radiator. The third single room, is fitted with the matching carpet, UPVC window, and a radiator, also. The family bathroom, located at the rear, is fitted with a three-piece suite comprising WC, hand basin, and shower. Neutral in style, with 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.

GROUND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (69.0 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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## Directions

For Satnav users SA11 2HN

## Tenure

Freehold

## Services

All main services

Council Tax Band B

EPC Rating C

Viewing strictly by  
appointment through  
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8/18/25, 3:47 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
5 Part 111a 165,476 SA11 2HN	<b>Energy rating</b> <b>C</b>	<b>Valid until</b> 30 July 2035
<b>Property type</b> Mid-terrace house		<b>Certificate number</b> 2335-5123-2000-0038-3226
<b>Total floor area</b> 83 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-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

**Energy rating and score**

This property's energy rating is C. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
48-54	E		
35-47	F		
1-34	G		

<https://hrt.energy-certificates-service.gov.uk/energy-certificates/2335-5123-2000-0038-3226/print#view>

**hrt**  
herbert r thomas

33 Alfred Street, Neath, West Glamorgan,  
SA11 1EH,  
01639 639541  
[neath@hrt.uk.com](mailto:neath@hrt.uk.com)

**hrt** Est. 1926 **RICS**

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.



