



4 Pentwyn, Neath, SA11 1YW

Offers In The Region Of £152,950

The property enjoys a particularly appealing combination of character, outdoor space and practical accommodation, with established gardens, a private parking space and the considerable advantage of two bathrooms.

Period features give the house a sense of warmth and individuality, while the layout is well suited to modern everyday living.

A welcoming hallway leads through to a comfortable lounge and dining area, creating an easy setting for both relaxed evenings and meals with family or friends. The kitchen is thoughtfully connected to the garden by French doors, bringing plenty of natural light into the space and making it easy to step outside during warmer months. A useful downstairs shower room also incorporates utility facilities, adding flexibility to the ground floor.

Upstairs, two well proportioned bedrooms are served by a separate bathroom, providing a practical arrangement for a range of household needs. Outside, the gardens offer valuable space for sitting out, gardening or simply enjoying some fresh air at home, with the combination of greenery and parking adding to the property's everyday appeal.

Main dwelling



UPVC front door into:

Hallway 15'6" x 3'6" (4.74 x 1.08)



Welcoming hallway with wooden flooring, original features and under the stairs storage cupboard

Lounge 22'0" x 12'2" (6.73 x 3.71)



Wooden flooring throughout with a window to the front, electric fire with mantle, opaque window to the shower room, picture rails, 2 radiators and storage cupboards



Lounge/diner



Kitchen 11'10" x 12'3" (into french doors) (3.63 x 3.75 (into french doors))



A range of cream, high gloss base and wall units, stainless steel sink and drainer, gas hob and electric oven, cushioned floor, French door so the side and 2 x windows, under stairs storage with space for a fridge/freezer, radiator, space for washing machine, Partially tiled walls



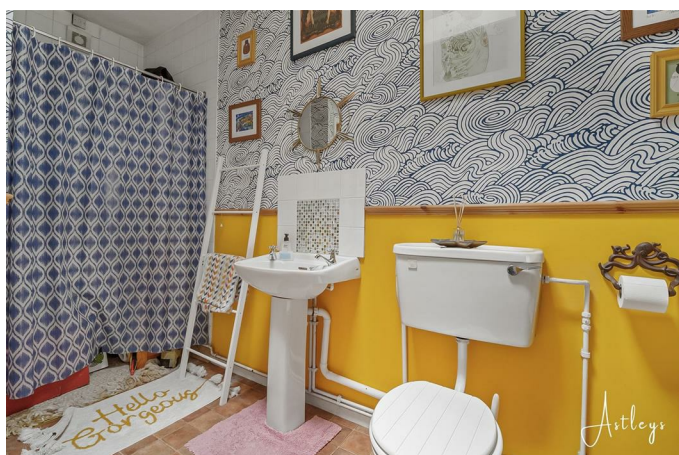
Inner hall 2'8" x 4'11" (0.83 x 1.50)

Door to the back garden and door to shower room

Shower room 9'10" x 6'8" (3' x 2.05)



White suite with low level w/c, and pedestal sink, walk in shower, radiator, sky light, cushioned floor



Landing 12'4" x 5'6" (3.77 x 1.69)



Window to the side, attic hatch (attic is boarded with a ladder)

Bedroom 1 14'10" x 10'5" (4.54 x 3.18)



Storage cupboard, 2 x windows to the front and radiator



Bedroom 2 11'1" x 9'1" (3.38 x 2.77)



Storage cupboard, picture rail and window to the back



Bathroom 12'4" x 8'10" (3.77 x 2.70)



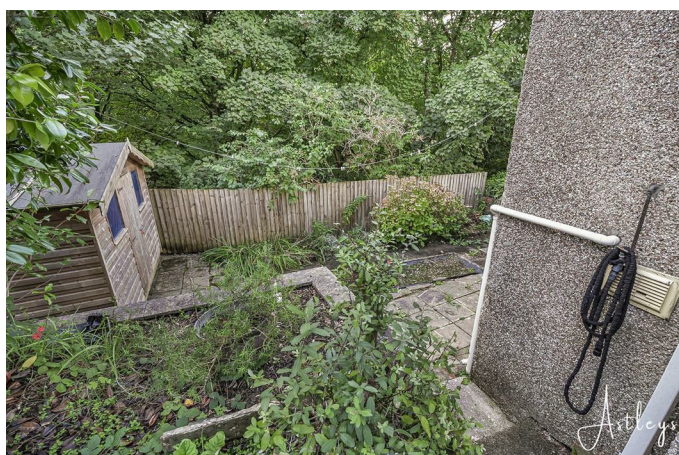
White suite with low level w/c, pedestal sink, bath with shower over, window to the side, radiator, cushioned flooring, storage cupboard housing boiler



Garden



Parking at the front of the property, side and rear garden with lawned areas and patio, useful storage shed, with side access



Drone



Agents Notes

Neath Port Talbot Council Tax Band: C

Annual Price:

£2,259

Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

1,151 ft ² / 107 m ²

Plot size:

0.05 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

14 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability:

BT

Sky

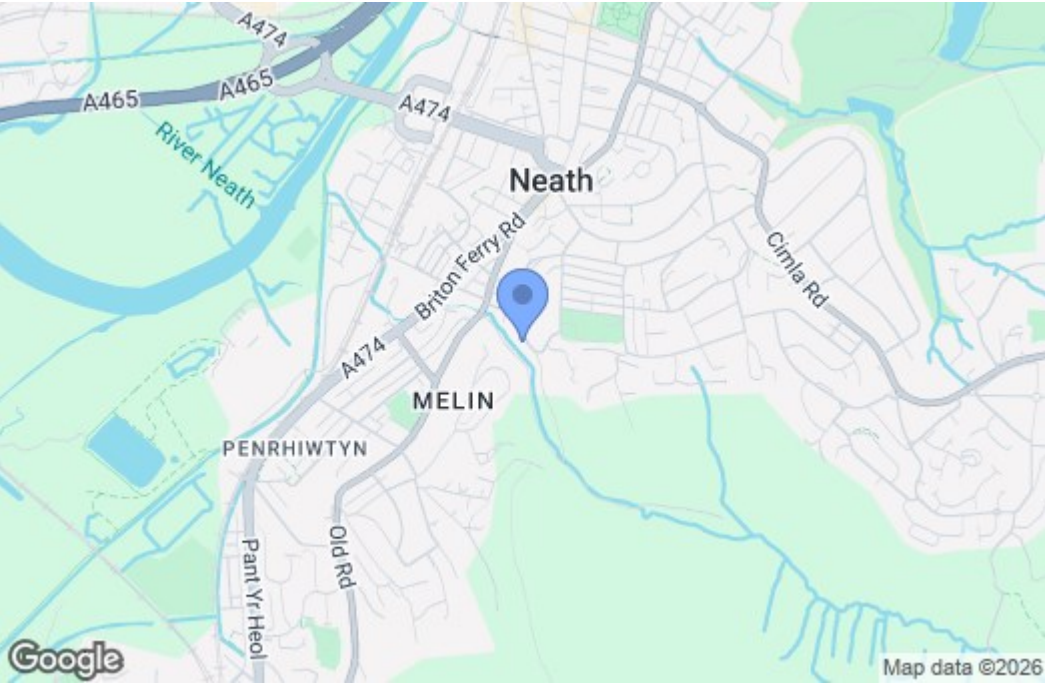
Virgin

Floor Plan

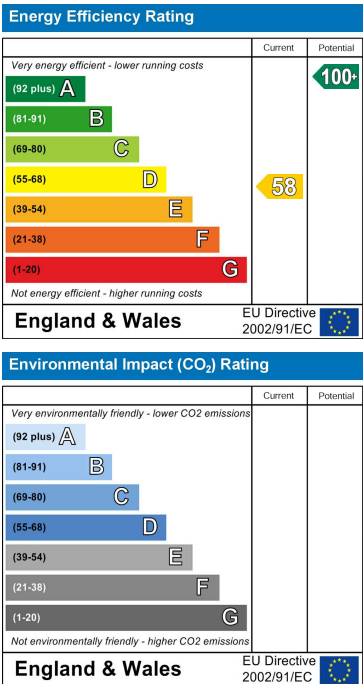


Total area: approx. 102.1 sq. metres (1099.3 sq. feet)

Area Map



Energy Efficiency Graph



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