

## 37 London Road, Neath, SA11 1LE

**Offers In The Region Of £159,950**

Set in a well-established neighbourhood near the town centre, this attractive home combines comfort, practicality and calm. Cafés, independent shops and good schools are close by, with Gnoll Country Park and Aberavon Beach within easy reach — offering both convenience and access to nature.

A welcoming hallway leads to a bright front lounge and a second reception room that connects to the kitchen/diner, creating an easy flow for everyday living. The kitchen/diner forms the heart of the home, designed for relaxed cooking and informal dining.

Upstairs are two comfortable bedrooms and a modern family bathroom, while an additional attic room offers flexible use as a guest room, study or creative space. The private rear garden enjoys good sunlight and leads to a garage accessed from the lane — a rare benefit near town.

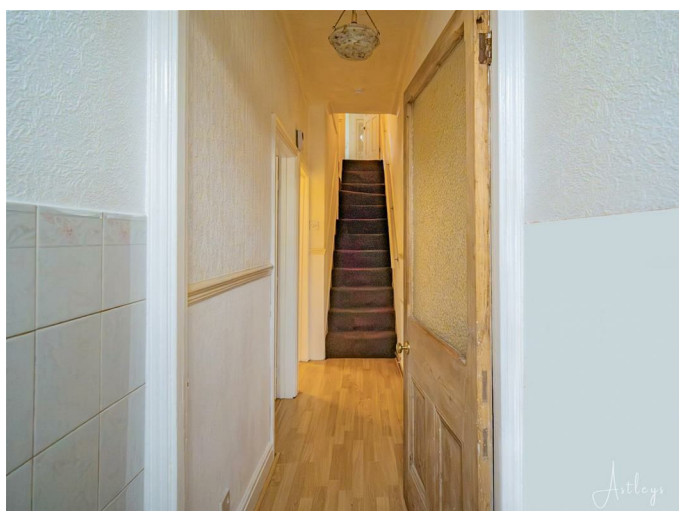
Quiet yet convenient, this adaptable home is ideal for first-time buyers, small families or investors seeking comfort and location.

## Main dwelling



Enter via PVC door into:

**Entrance hall 3.1 x 4.9 (0.91m.0.30m x 1.22m.2.74m)**



With tiled flooring and opening into:

## Hallway

Laminate flooring with radiator, coving and stairs to first floor.

**Front lounge 14.2 (into bay) x 13.7 (into alcove)  
(4.27m.0.61m (into bay) x 3.96m.2.13m (into alcove))**



Bay window to the front, gas fire with surround (not tested), radiator, coving and laminate flooring.



**Second lounge 13.2 x 12.3 (3.96m.0.61m x 3.66m.0.91m)**



Under stairs storage cupboard, laminate flooring, radiator, coving and door to the kitchen/diner.



**Kitchen/diner 16.5 x 11.5 (4.88m.1.52m x 3.35m.1.52m)**



A range of cream base and wall units with coordinating work surface in black, stainless steel sink and taps, gas hob and electric oven, space for fridge/freezer and washing machine, part tiled walls and lino flooring, patio door out to the garden and boiler.





### Landing

Storage cupboard and door to attic room.

**Bedroom 1 16.1 (into wardrobe) x 11.3 (4.88m.0.30m  
(into wardrobe) x 3.35m.0.91m)**



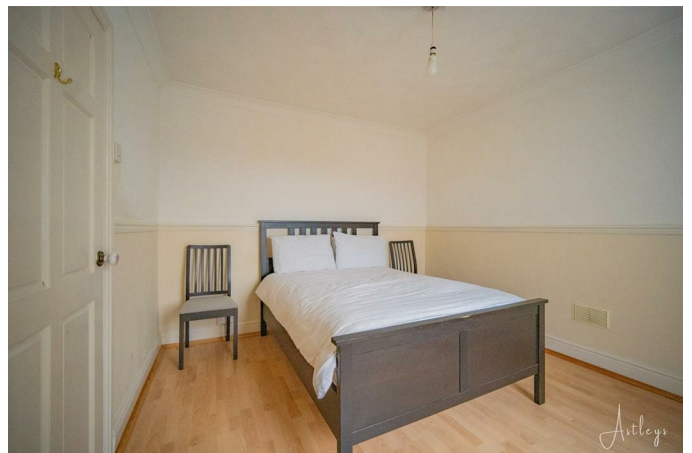
Two windows to the front, built in wardrobes, bedside tables and chest of drawers, radiator and coving.



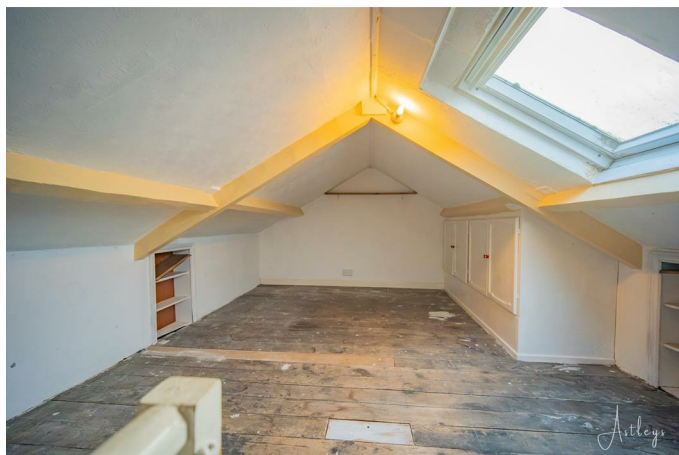
### Bedroom 2 10.3 x 11.7 (3.05m.0.91m x 3.35m.2.13m)



Window to the back, laminate flooring, coving.

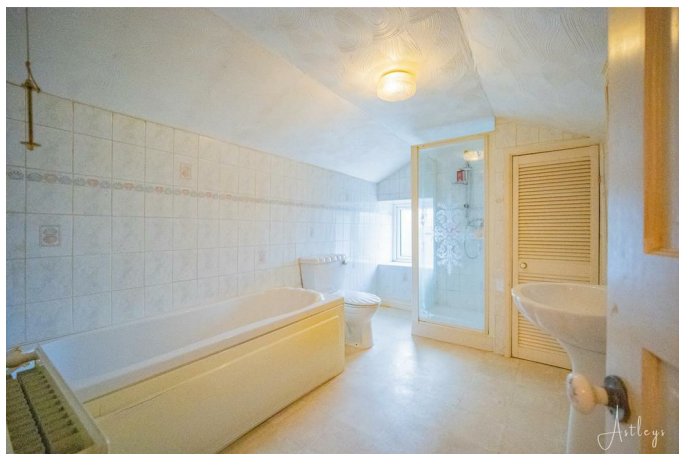


**Attic room 16.2 x 12 (4.88m.0.61m x 3.66m)**



Stairs from the landing, wooden floor boards, skylight and storage into the eaves.

**Bathroom 7.3 x 12.8 (2.13m.0.91m x 3.66m.2.44m)**

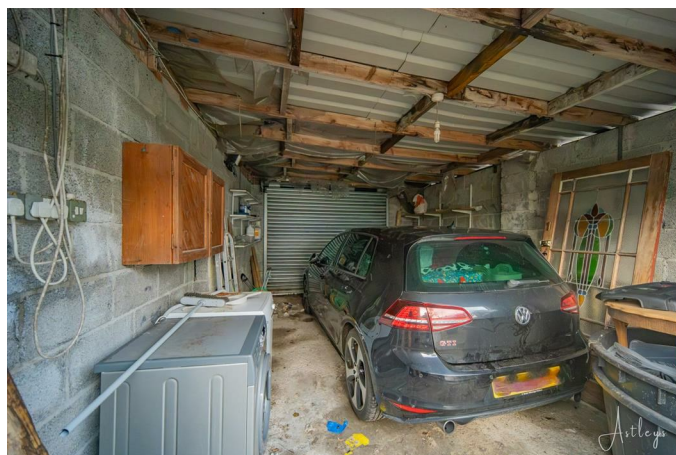
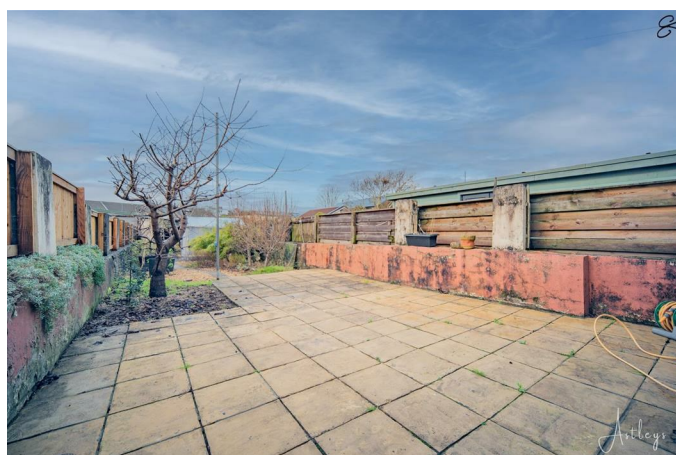


White three piece suite, with separate shower unit, storage cupboard with radiator, window to back, radiator, laminate floor and tiled walls.

**Garden**



Patio area leading to the garden with storage shed and garage accessed from the back lane.



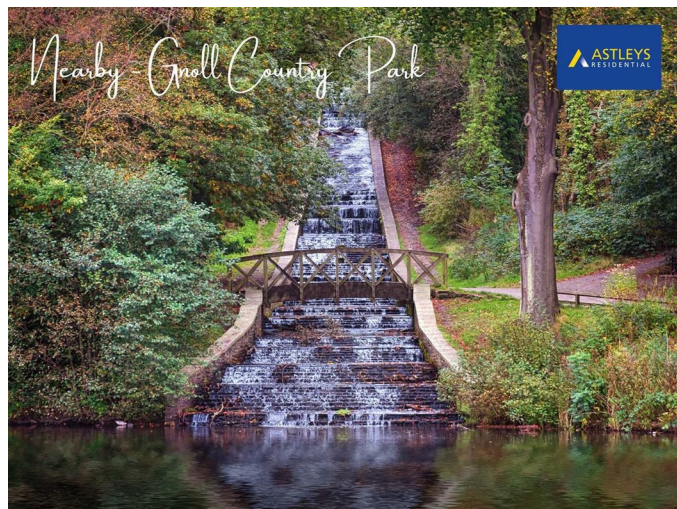
## Drone



## Local walks



## Local walks



## Agents notes

Conservation Area : No

Flood Risk:

River : Medium

Seas : Very low

Floor Area:

1,151 ft<sup>2</sup> / 107 m<sup>2</sup>

Plot size:

0.07 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

16 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

## Agents notes

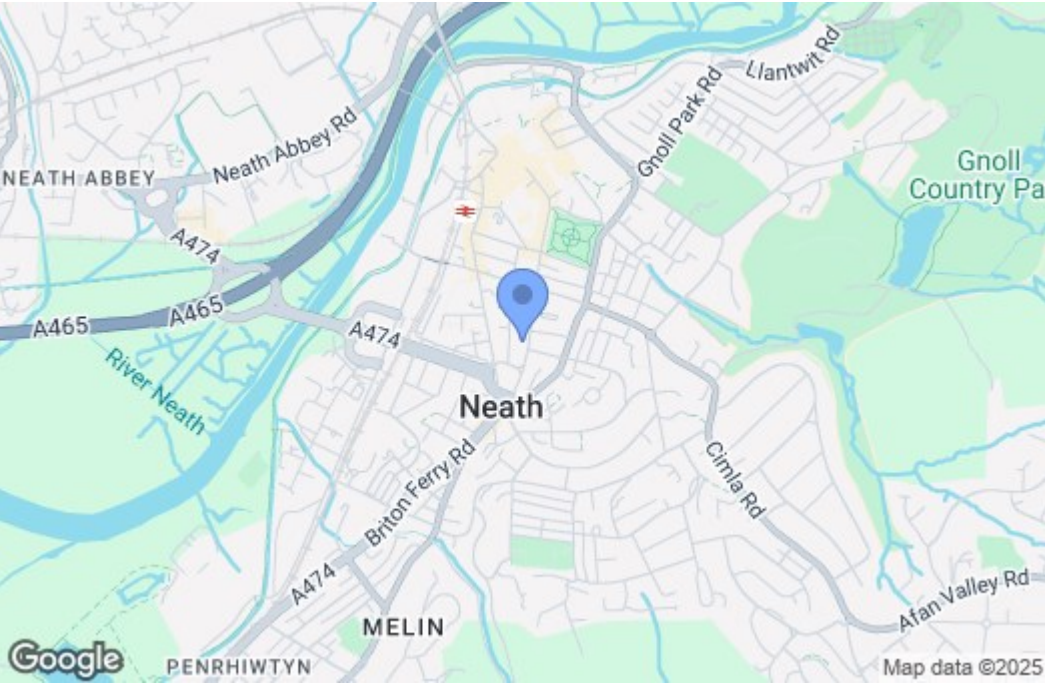
Neath Port Talbot Council Tax Band: C

Annual Price: £2,170

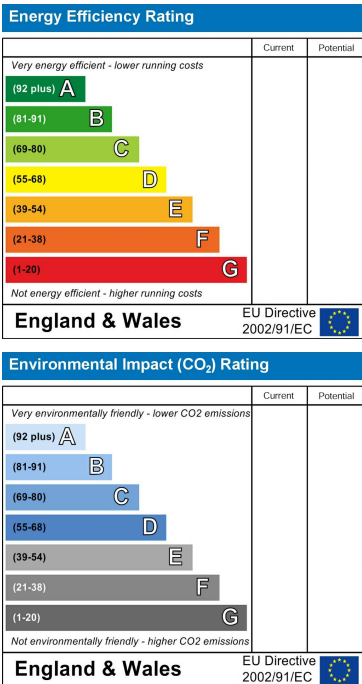
Floor Plan



Area Map



Energy Efficiency Graph



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