

41 Pant Yr Heol, Neath, SA11 2HN

Offers In The Region Of £124,950

Offering excellent flexibility for modern living, this inviting mid terrace home features two generous reception rooms, a practical ground floor shower room and a thoughtfully designed rear garden with astro turf and decking, creating an outdoor space that is easy to enjoy throughout the year.

The accommodation is arranged to provide a natural flow through the home. An entrance hall leads to a comfortable front lounge, while a separate dining room offers an ideal setting for family meals, entertaining or home working. The kitchen sits to the rear and is complemented by the convenience of a ground floor shower room. Upstairs, the property provides well proportioned bedrooms that can adapt to changing household needs.

Outside, the enclosed rear garden has been designed with low maintenance living in mind. The combination of astro turf and decking creates distinct areas for relaxing, dining and enjoying time outdoors, making it equally suited to busy family life or quieter evenings at home.

Main Dwelling



UPVC front door into:

Hallway 16'3" x 3'1" (4.97 x 0.94)



Tiled flooring and radiator

Lounge 11'5" x 14'9" (into bay) (3.5 x 4.5 (into bay))



Bay window to the front and radiator



Dining Room 12'1" x 10'9" (3.7 x 3.3)



Storage cupboard under the stairs, laminate flooring, radiator and window to the back, entrance to kitchen



Kitchen 10'2" x 8'6" (3.1 x 2.6)



A range of white base and wall units with black counter tops, stainless steel sink with drainer and mixer tap, gas hob with extractor over and electric oven, space for fridge/freezer, washing machine and tumble dryer, radiator, door to the side and window to the side, lino flooring



W/C & Shower Room 2'5" x 3'7" (0.75 x 1.1)



Separate w/c next to shower room, window to the back, partially tiled walls, lino flooring

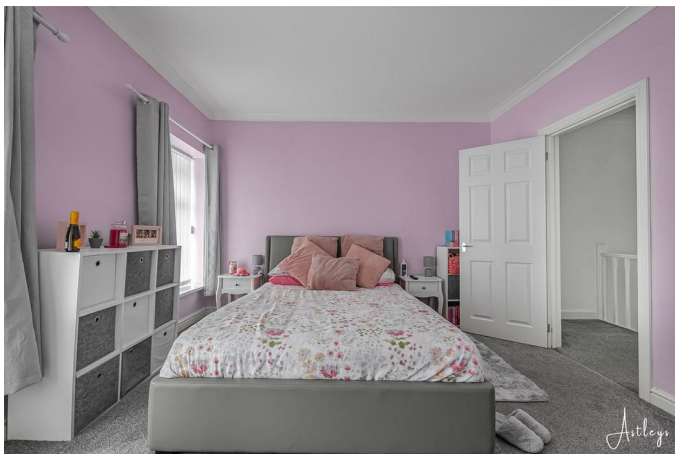
Shower Room 5'2" x 6'2" (1.6 x 1.9)

Corner shower, white sink, fully tiled, lino flooring, window to the back

Landing 12'5" x 5'6" (3.8 x 1.7)

Attic hatch

Bedroom 1 11'9" x 14'1" (3.6 x 4.3)



Two windows to the front and radiator

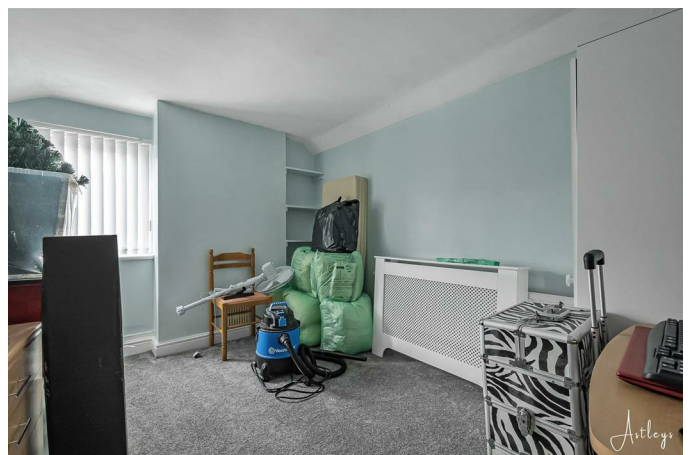


Bedroom 2 8'6" x 12'5" (2.6 x 3.8)



Window to the back and radiator

Bedroom 3 12'1" x 8'2" (3.7 x 2.5)



Window to the back and radiator

Garden



Artificial grass area, decking area and shingle path, gate to back lane

Drone



Agents Notes

Conservation Area :

No

Flood Risk:

River : High

Seas : High

Floor Area:

1,119 ft 2 / 104 m 2

Plot size:

0.04 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

2 Mbps

Superfast

56 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

Agents Notes

Neath Port Talbot Council Tax Band: B

Annual Price:

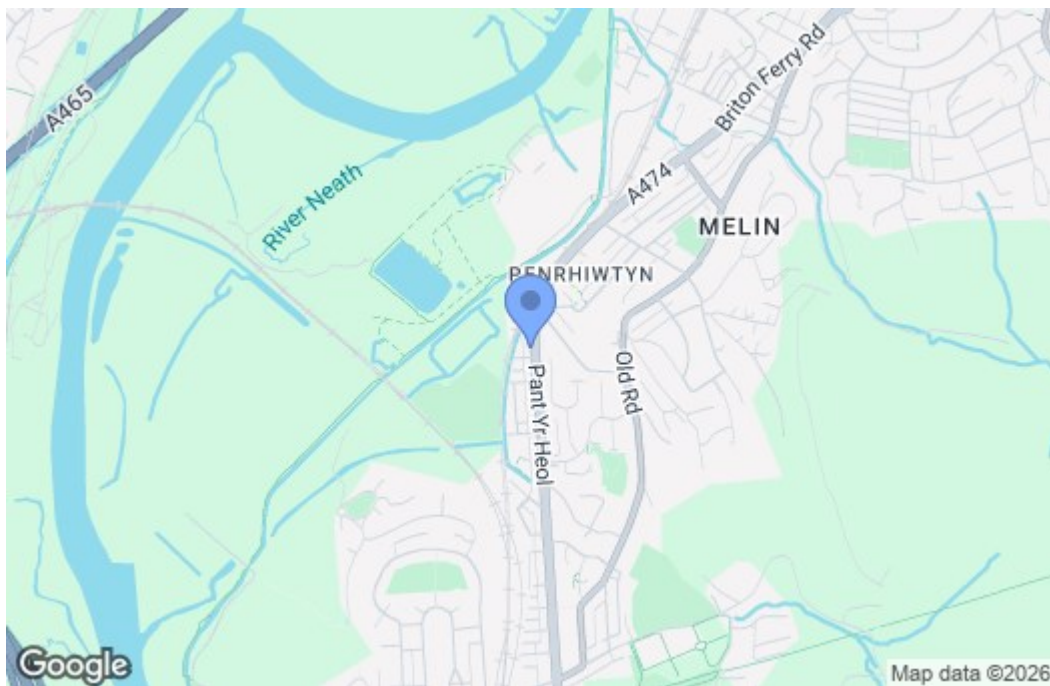
£1,977

Floor Plan

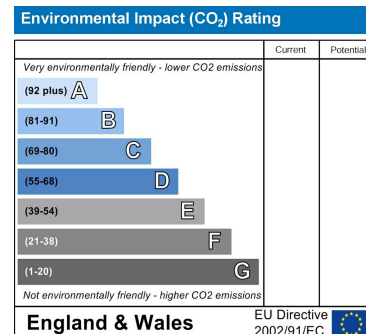
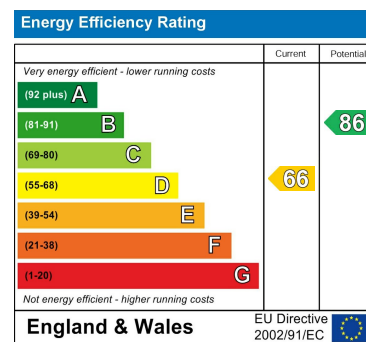


Total area: approx. 106.8 sq. metres (1149.8 sq. feet)

Area Map



Energy Efficiency Graph



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