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herbert r thomas  
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21 Llantwit Road  
Neath, Neath Port Talbot,  
SA11 3LD



21 Llantwit Road

Asking price **£129,950**

A Refurbished Two-Bedroom Mid-Terrace property located in walking Distance to Neath Town Centre.

Two double bedrooms

New modern kitchen

New modern bathroom

Located within walking distance to Neath town centre, schools and local amenities





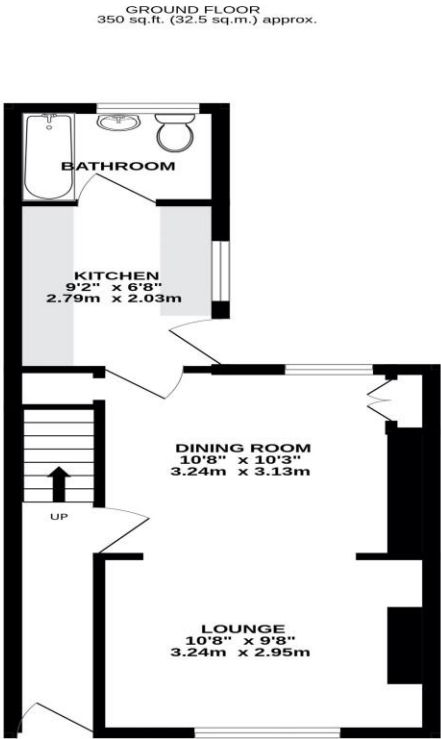


This newly refurbished two-bedroom mid-terrace home is ideally positioned just a short stroll from Neath town centre, offering convenient access to local shops, cafés, schools and transport links. The property is a short stroll away from The Gnoll Country Park . The property is perfect for first-time buyers or those looking to downsize, the property blends modern finishes with practical living spaces throughout.

Exterior

A concrete pathway and steps lead to the property’s UPVC front door. To the side, a low-maintenance area laid with chippings and astroturf provides additional outdoor space.

Ground Floor



Entrance Hall

Upon entering, you are greeted by a hallway finished with stylish grey floor tiles and a radiator. The newly carpeted staircase rises directly from this space.

Living/Dining Room

Accessed from the hallway, this spacious open-plan living and dining area features new grey carpets and a UPVC double-glazed window to the front. A stone fireplace surround with an electric fire creates an attractive focal point, flanked by two curved alcoves—ideal for shelving or storage. The dining area, separated by a decorative archway, includes a rear UPVC window, a radiator, and handy under-stairs storage.

Kitchen

Located at the rear, the modern kitchen is fitted with contemporary base and wall units, complemented by a marble-effect tiled splashback and flooring. It includes an integrated oven and hob, stainless steel sink with matching tap, and space for a freestanding washing machine and fridge-freezer. A UPVC double-glazed window offers views of the rear garden.

Bathroom

The family bathroom is accessed directly from the kitchen and features stylish floor-to-ceiling tiles and coordinated with tiled flooring. The suite comprises a bath with shower attachment, hand basin with storage, and WC. The room also includes a vertical towel radiator and a frosted UPVC window.

First Floor

Landing The landing is fitted with matching grey carpet and houses the combination boiler within the airing cupboard.

Bedroom One

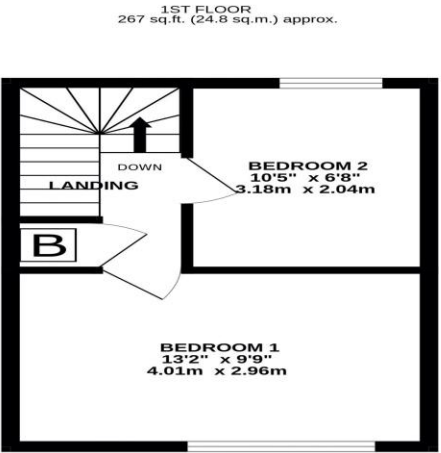
A spacious double bedroom located at the front of the property, complete with grey carpets, UPVC double-glazed window, and radiator.

Bedroom Two

Situated at the rear, this second double bedroom features wood-effect laminate flooring, a radiator, and a UPVC window overlooking the garden.

Rear Garden

The enclosed rear garden is bordered by fencing for privacy. A small patio sits directly outside the kitchen door, with steps leading up to a raised patio area and a useful storage shed.



TOTAL FLOOR AREA : 616 sq.ft. (57.3 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 3LD

## Tenure

Freehold

## Services

All main services.

Council Tax Band B

EPC Rating E

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### Energy performance certificate (EPC)

21 Llanvort Road NEATH SA11 3LD	Energy rating <b>D</b>	Valid until 15 January 2035
Certificate number 2390-0420-0195-1061		

Property type Mid-terrace house  
Total floor area 58 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/landlord-estate-agent-guidance-on-energy-efficiency>

### Energy rating and score

This property's energy rating is D. It has the potential to be C.  
[See how to improve this property's energy efficiency.](#)

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**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.



