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56 Heol Illtyd

Neath, Neath Port Talbot,
SA10 7SF

Asking price £149,950

A Spacious Three Bedroom Mid-Terrace property set over three floors – Caewern, Neath

- Three bedrooms
- Set over three floors
- Two reception areas
- Utility room & separate WC
- Enclosed rear garden
- Convenient location close to town & amenities





A deceptively spacious and highly versatile three-bedroom mid-terrace property located in the residential area of Caewern, Neath. This unique home is arranged over three floors, offering flexible living accommodation rarely found in similar properties, making it an excellent opportunity for first-time buyers, families or home workers.

Ideally positioned close to Neath Town Centre, the property benefits from convenient access to shops, schools, local amenities and strong transport links.

Entrance Hallway

Approached via concrete steps and a pathway, the property is entered through a UPVC front door into a welcoming, carpeted hallway. The staircase to the first floor is located here, along with access to the main reception room and kitchen/diner.

Living Room

Situated at the front of the property, this spacious reception room is filled with natural light from a large UPVC double glazed window. Featuring carpeted flooring and a radiator beneath the window, this is an ideal family

living space. Wooden French-style doors with glass panelling open through to the kitchen/diner, creating a lovely flow between rooms.

Kitchen / Diner

Located at the rear of the property, the kitchen enjoys views from a UPVC double glazed window and offers a range of matching base units. Integrated appliances include a fridge freezer and cooker, complemented by a stainless steel sink with drainer. There is space for dining, making this a sociable kitchen area. One radiator is positioned in the kitchen and a staircase leads down to the lower ground floor.

Lower Ground Floor – This additional level provides valuable extra living space and sets the property apart from standard terraced homes.

Second Reception Room

A bright and adaptable room ideal as a home office, snug, playroom or additional sitting room. Three UPVC double glazed windows allow plenty of natural light.

Under-stairs storage and a radiator.

Utility Room & WC

Conveniently located off the ground floor reception space, the utility area provides practical laundry space and houses the gas combination boiler, with a separate WC.

This floor also offers direct access to the rear garden, making it a highly functional extension of the living space.

First Floor

A carpeted landing with a useful walk-in storage cupboard leads to all three bedrooms and the family bathroom.

Bedroom One

A generous double bedroom located to the front with a built-in storage cupboard, UPVC double glazed window and a radiator.

Bedroom Two

A further spacious double bedroom located to the rear, with a storage cupboard, radiator and a UPVC double glazed window enjoying attractive mountain views.

Bedroom Three

A well-proportioned single bedroom with a built-in storage cupboard, UPVC double glazed window and a radiator.

Family Bathroom

Fitted with a three-piece suite comprising a bath with a shower attachment, WC and wash hand basin. Radiator and UPVC double glazed frosted window to the rear.

Externally

The enclosed rear garden can be accessed from the lower ground floor and also via a shared side gate and steps from the front of the property. The garden is secured by concrete walls and fencing and is arranged over two levels:

- Upper tier with patio and chipping area
- A great outdoor space for relaxing or entertaining.

AWAITING FLOORPLAN



Directions

For Satnav users SA10 7SF.

Tenure

Freehold

Services

All main services and metered.

Council Tax Band B

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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EPC**

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