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9 Llantwit Road  
Neath, Neath Port Talbot,  
SA11 3LD



## 9 Llantwit Road

Asking price **£115,000**

Two-Bedroom Mid-Terrace Cottage with Off-Road Parking to the rear and within walking Distance to Neath Town Centre.

Off Road parking to the rear

Short walk into Neath town centre

Close to local amenities

Two bedroom mid terrace

Enclosed rear garden

Downstairs bathroom







Nestled just a short stroll from Neath town centre, this two-bedroom mid-terrace cottage offers an excellent opportunity for first-time buyers or investors. Ideally located close to local shops, schools, and amenities, the property combines convenience, and practicality.

#### Ground Floor

A short pathway leads to the UPVC front door, opening into a welcoming front reception room featuring fitted carpet, a UPVC double-glazed window to the front elevation, and a radiator beneath. The staircase is positioned within the lounge, maintaining a cosy feel.

The ground floor bathroom is accessed via a small inner hallway and is fitted with a three-piece suite including a shower, WC, and hand basin. Finished with tiled flooring, white tiled surround, and a vertical radiator.

To the rear, the kitchen is fitted with a range of matching wall and base units, complemented by an integrated gas hob and oven, stainless steel sink and drainer, and space for freestanding appliances such as a fridge-freezer and a washing machine. A UPVC window and door provide access to the rear garden, allowing plenty of natural light to fill the room.

#### First Floor

Bedroom one - This bedroom is a spacious double, featuring fitted carpet, a UPVC window to the front, and a radiator.

Bedroom Two- Overlooking the rear garden, this bedroom is ideal as a guest room or home office, also fitted with carpet, a radiator, and UPVC window.

Externally The rear garden offers a low-maintenance outdoor space, with a patio area leading directly from the kitchen and steps up to an enclosed upper patio area. The garden is surrounded by fencing for privacy and benefits from off-road parking for one vehicle, accessed via a rear gate.

This property offers comfort in a highly convenient location – just minutes from Neath town centre and local amenities.

## AWAITING FLOORPLAN







### Directions

For Satnav users SA11 3LD.

### Tenure

Freehold

### Services

All main services and metred.

Council Tax Band A

EPC Rating

Viewing strictly by  
appointment through  
Herbert R Thomas

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**AWAITING  
EPC**

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