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herbert r thomas

37 Giants Grave Road

Briton Ferry
Neath

SA11 2LH

hrt.uk.com



37 Giants Grave Road

Asking price **£109,950**

Positioned on a generous corner plot, enjoying elevated rural views to the front, is this spacious three bedroom semi detached family home situated within a quiet residential area.

An ideal investment opportunity

Available to purchase with vacant possession

Situated in a quiet residential area

Within walking distance to many local amenities and train station

Offering convenient commuter access to the M4

Two reception rooms plus kitchen

In need of full cosmetic renovation throughout

Fitted with UPVC double glazing

Recently fitted gas combination boiler

Impressive sized front and rear gardens



A rare opportunity to purchase this vacant, three bedroom semi detached family home, situated within a quiet residential area of Briton Ferry. The property sits proudly on a generous corner plot, benefitting from scenic rural views to the front and an impressive sized enclosed garden to the rear.

The property is ideally situated close to amenities to include; convenience corner shop, hairdressers, Primary school and train station, with the centre of Briton Ferry town less than a ten minute walk away

and offering an abundance of retail shops, take aways, Public Houses and a library.

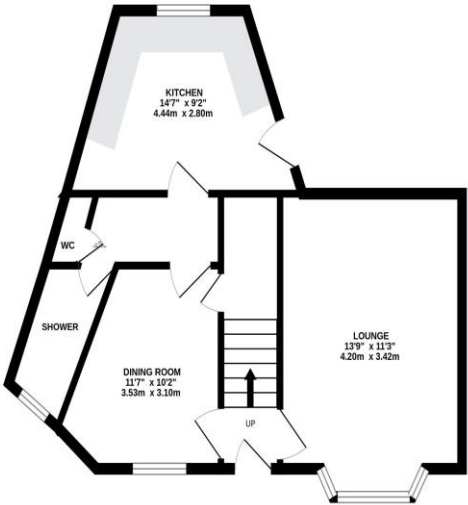
The unique design and shape of the property offers spacious and versatile accommodation throughout, with the ground floor offering two reception rooms, a fitted kitchen to the rear and ground floor shower room/wet room with separate WC.

To the first floor there are three well proportioned bedrooms, two with built in wardrobe storage and one houses the recently fitted gas combination boiler.

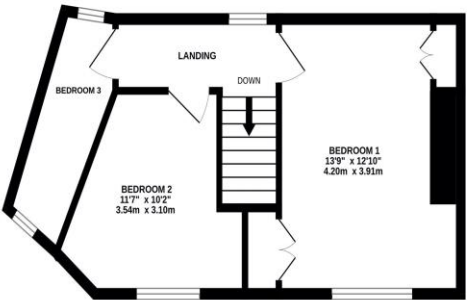
Externally, the property features a large landscaped front garden, laid mainly to stone chippings, with central steps providing access from the roadside to the main front door.

A pathway continues around to one side of the property, with a platform wall to one side offering a variety of mixed plants and shrubs. To the rear, the impressive sized, single tiered garden appears to be mainly level and laid to lawn. There are remains of a stone outhouse visible, however the garden is in need of landscaping to unearth its true potential and size.

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 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

SAT NAV USERS SA11 2LH

Tenure

Freehold

Services

All Mains Services

Council Tax Band

EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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herbert r thomas

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

hrt Est. 1926



English | [Cymraeg](#)

Energy performance certificate (EPC)

33 Alfred Street Neath SA11 1EH	Energy rating D	Valid until 31 April 2025
Certificate number 0000-2000-0200-0100-0000		

Property type Semi-detached house

Total floor area 78 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/government/publications/energy-ratings-for-rental-properties>

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

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.