



Herbert Road, offers in the region of £125,000

- No Ongoing Chain!
- Potential for Rear Parking
- Well Presented Throughout
- Modern Fitted Kitchen & Bathroom
- Boiler fitted 2019
- Basement Room (3 Floors)
- EPC Rating: D
- Council Tax Band : A



 2  1  2



About the property

This well-presented, no ongoing chain two-bedroom mid-terrace, home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

Arranged over three levels, the home is well maintained throughout and thoughtfully laid out. Boasting excellent links to local amenities including high street stores, bars and restaurants within Neath Town Centre alongside a bus station & main line train station! Convenient for commuters with great links to the M4 via the A465 as well as natural beauty spots such as Aberavon Seafront, the Brecon Beacons National Parking and Cycling routes through Afan Valley.

The home is approached to an entrance hallway with stairs landing and a door through to a door through to lounge space, further leading to a modern fitted kitchen with ample storage and room for a dining table.

The first floor houses all three bedrooms and a family bathroom. To the ground floor, the home offers an additional lounge space with a door to the enclosed rear garden with lawned and patio areas.

Early viewing is highly recommended to fully appreciate the accommodation on offer and the convenient layout this charming home provides.

Accommodation

Entrance Hallway

Reception Room One

15' 8" x 10' 10" (4.78m x 3.30m)

Kitchen

11' 8" x 11' 1" (3.56m x 3.38m)

Basement - Reception Room

12' 4" x 10' 7" (3.76m x 3.23m)

Bedroom One

12' 10" x 10' 2" (3.91m x 3.10m)



Bedroom Two

9' 10" x 9' 8" (3.00m x 2.95m)

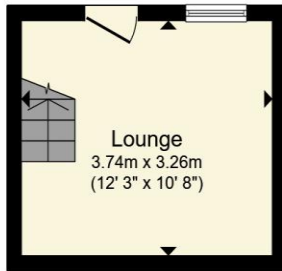
Family Bathroom

Irregular Shaped Room x (x)

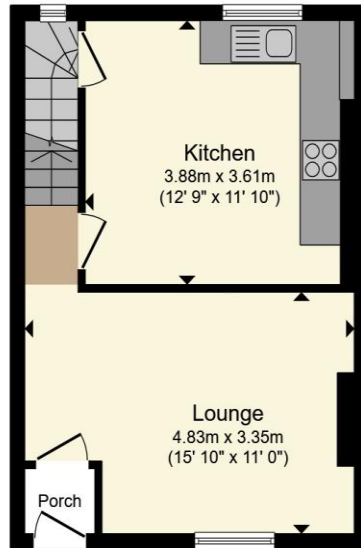
Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

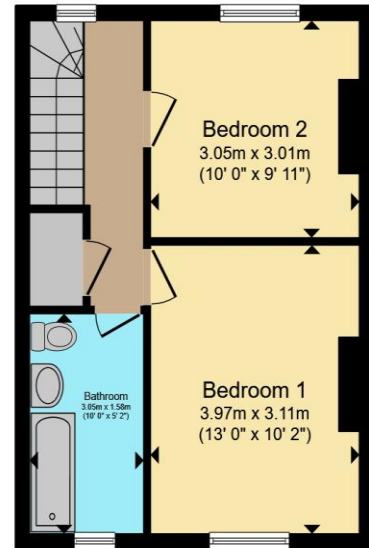
Floorplan



Lower Ground Floor



Ground Floor



First Floor

Total floor area 80.9 m² (870 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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