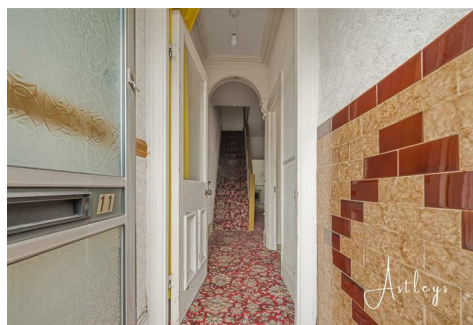




## 11 Cwrt Sart, Neath, SA11 2ST

### Offers In The Region Of £85,000

This vacant property offers exceptional potential for those looking to create a home tailored to their own style, this spacious property presents a rare opportunity to undertake a rewarding renovation project. With three versatile reception rooms, a convenient ground floor shower room and an enclosed rear garden, the generous layout provides a strong foundation for modern family living while retaining the flexibility to adapt the space to individual needs.

The accommodation begins with an entrance porch leading into a welcoming hallway, setting the tone for the spacious rooms beyond. The three reception rooms offer excellent versatility, whether used as formal living areas, a dining room, home office or playroom. The kitchen sits to the rear of the property with direct access to the garden, while the ground floor shower room adds further practicality. Upstairs, the well proportioned bedrooms provide comfortable accommodation with ample scope for improvement and personalisation. Outside, the enclosed garden offers an excellent blank canvas for landscaping and outdoor entertaining. The property enjoys a convenient position within easy reach of local shops, cafés and everyday amenities, while nearby schools make the area well suited to families. Green spaces including local parks provide opportunities for walking and recreation, and excellent road links offer straightforward access to Neath town centre, the M4 corridor and surrounding villages, making commuting across South Wales simple.

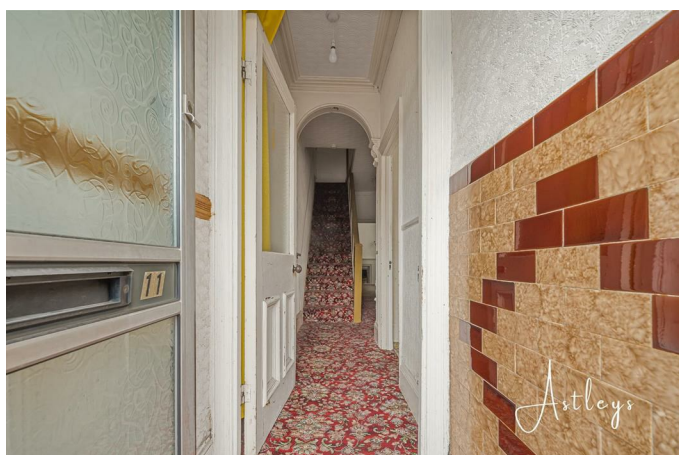
Requiring modernisation throughout, this is an exciting opportunity for buyers seeking a property with generous proportions and the chance to add significant value through thoughtful renovation.

## Main dwelling



Front door into:

**Porch 3'2" x 3'9 (0.97m x 1.14m)**



**Hallway 22'11" x 3'2" (7' x 0.97)**



An entrance hall with stairs rising to the first floor, a radiator and a useful understairs storage cupboard, providing practical space for coats, shoes and household essentials.

**Front Lounge 9'10" 324'9" (into bay) x 13'11" (3'99 (into bay) x 4.26)**



A front reception room featuring a gas fire, decorative coving, a bay window to the front and a radiator. An internal window provides an open aspect through to the second lounge, creating a connected and sociable living space.



**Second Lounge 12'2" x 10'1" (3.71 x 3.09)**



A cosy second reception room featuring a gas fire and useful built in storage cupboards.

**Garden room 6'9" x 6'5" (2.06 x 1.96)**



A window overlooking the rear and a door providing direct access to the back garden, allowing for a natural flow between indoor and outdoor living.

**Dining room 10'1" x 12'0" (3.08 x 3.68)**



A well presented room featuring a gas fire, coving and a radiator, with a window to the side providing natural light.

#### **Kitchen 7'0" x 10'1" (2.15 x 3.08)**

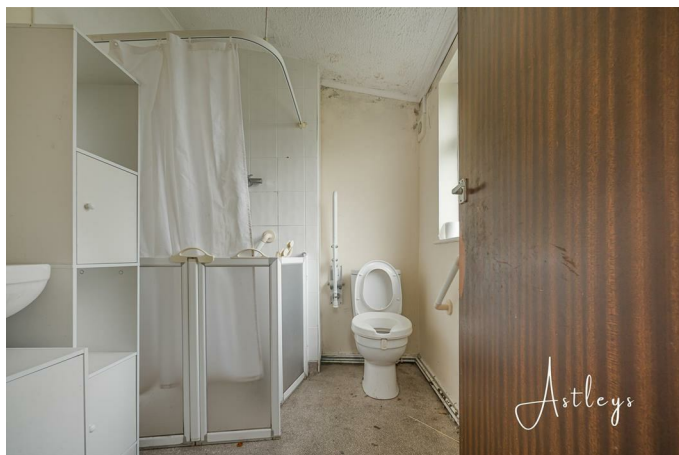


A range of green base and wall units complemented by coordinating worktops, incorporating a sink with drainer. The room is partially tiled, with a window to the side providing natural light and a door leading through to the lobby area.

#### **Lobby area 4'0" x 2'8" (1.24 x 0.83)**

A useful side porch with both a window and door to the side, providing practical access and additional natural light.

#### **Shower room 6'7" x 5'11" (2.03 x 1.81)**



A white suite comprising WC, sink unit and a walk-in shower. A window to the rear provides natural light and ventilation, creating a bright and practical bathroom space.

#### **Landing**



Access to the attic via hatch, along with a useful storage cupboard providing additional household storage space.

#### **Bedroom 1 16'4" x 9'6" (4.99 x 2.92)**



A well proportioned room with two storage cupboards, a radiator, and two windows to the front aspect, allowing for excellent natural light and an airy feel.

**Bedroom 2 12'1" x 11'3" (into alcove) (3.7 x 3.43 (into alcove))**



A bedroom featuring a storage cupboard, radiator, and a window to the rear aspect providing natural light

**Bedroom 3 10'1" x 12'6" (3.09 x 3.82)**



A well presented room with coving detail, a radiator, and a window to the rear aspect providing natural light

**Garden**



A low maintenance rear garden featuring patio area and a useful storage shed. The space also benefits from rear access onto the back lane, adding convenience and practicality.

**Drone**



**Agents notes**

Neath Port Talbot Council Tax Band: B

Annual Price:

£1,977

**Agents notes**

Conservation Area :

No

Flood Risk:

River : Low

Seas : Low

Floor Area:

0 ft 2 / 0 m 2

Plot size:

0.04 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

13 Mbps

Superfast

32 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

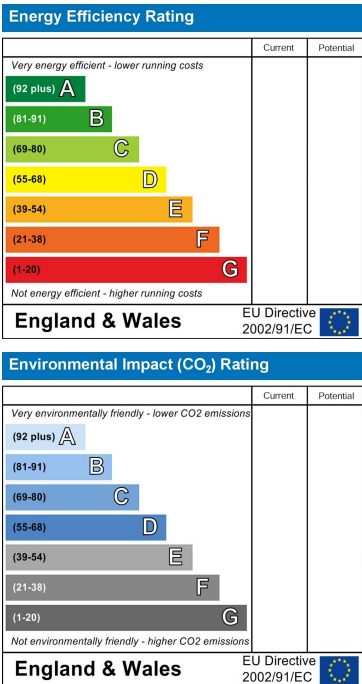
Floor Plan



Area Map



Energy Efficiency Graph



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