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25 Roman Way
Neath
SA10 7BG

25 Roman Way

Asking price **£145,000**

Situated on a peaceful residential development, within walking distance of reputable schools and all amenities of Neath Town centre, is this very well maintained three bedroom semi-detached family home.

A lovingly maintained three bedroom semi detached family home

Available to purchase with vacant possession and no ongoing chain

Within walking distance to local schools, the Town Centre and Neath Port Talbot College

Convenient commuter access to the A465 and M4

Positioned on a peaceful residential development

Spacious accommodation throughout

In need of decorative updating

UPVC double glazing and new Worcester combi boiler

Impressive front and rear gardens

Driveway off road parking





Situated on a peaceful residential development, within walking distance of reputable schools and all amenities of Neath Town centre, is this very well maintained three bedroom semi-detached family home.

The property is entered via a UPVC and glazed panel door into an entrance hallway, with flooring laid to carpet, stairs providing access to the first floor and doorways leading to the lounge and kitchen

The lounge is a bright and spacious room, with a large bow bay window to the front enjoying views over the garden and flooring laid to carpet. At the rear of the room a doorway leads through into the dining area, with a continuation of the same flooring as the lounge.

The dining area features a fitted gas fire built into a wooden surround (currently capped) and offers a large window to the rear. Leading off both the hallway and the dining area is the kitchen.

It has been fitted with a matching range of base and wall mounted units, with a fitted worksurface over. There is space within the kitchen for a free standing cooker and fridge/freezer, with access to a useful understairs pantry cupboard. The kitchen further benefits from windows to two elevations, a side door giving access to the garden and has tiled flooring.

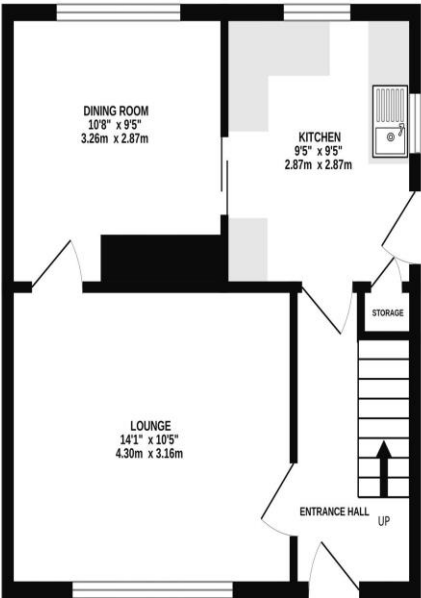
To the first floor the landing provides access to all three bedrooms and the family shower room. The landing is flooded with natural light from a large ornate stained glass window to the side and features flooring laid to carpet that matches the stairs.

Bedrooms one and two are generous sized double bedrooms, each benefiting from shallow shelved storage cupboards, carpet flooring, double glazed windows and enjoy views over the front and rear gardens. Bedroom three is a well proportioned single bedroom with a double glazed window to the front and flooring laid to carpet.

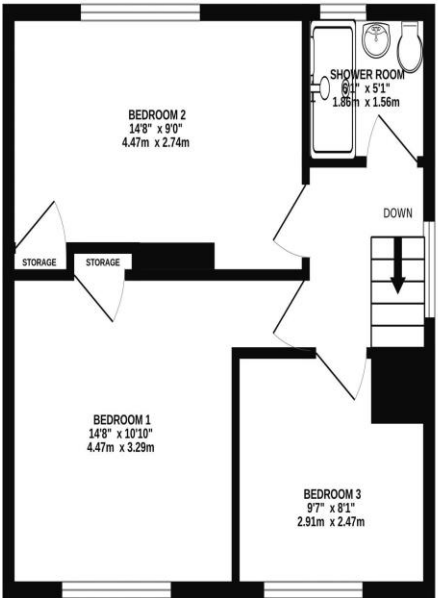
The family shower room has been fitted with a three piece suite comprising; double shower cubicle with chrome shower fixtures and a glazed shower screen, vanity wash hand basin with storage and the low level WC. The room has an obscure glazed window to the rear and vinyl flooring.

Outside to the front of the property is a very well maintained enclosed garden laid mainly to lawn, with a concrete pathway leading to the front door and accessed by a half height wrought iron gate. To the side of the garden there is a driveway offering off road parking for one vehicle. The pathway continues along one side of the property, with steps leading up to a good sized outhouse/potting shed and an outside toilet. To the rear of the property is a generous sized level rear garden, laid mainly to lawn with a paved central patio area and offers a mixed assortment of plants and shrubs.

GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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

SATNAV USERS: SA10 7BG

Tenure

Freehold

Services

All mains services
Council Tax Band B
EPC Rating D

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)

28 Roman Way NEATH SA10 7BG	Energy rating D	Valid until: 11 November 2023 Certificate number: 9330-3900-9390-3197-0275
Property type	Semi-detached house	
Total floor area	84 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/guidance/domestic-private-rental-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

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

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

Score

Energy rating

Current

Potential

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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.

