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herbert r thomas
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46 Heol
Glynderwen
Neath
SA10 7RS

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£290,000

An immaculately presented modern detached house situated in a highly sought after residential area within walking distance of Neath Town Centre, local schools and to all local amenities.

Modern Detached four bedroom house

Immaculately Presented

Located in the highly sought after area of Waunceirch

Kitchen/breakfast area

Conservatory

Master Bedroom with En-suite

Family bathroom

Viewings highly recommended





As you enter the property via a double glaze door your greeted by a spacious entrance hallway, providing access to the kitchen, main living room and staircase to 1st floor.

The lounge situated at the front of the property(4.43 x 3.38)with UPVC double glazed bay window to front, gas fire with surround and hearth, two radiators and fitted carpet.

Kitchen/Diner measured at the largest points.(5 .78 x 3.35) UPVC double glazed window looking onto an enclosed garden, archway to

conservatory comprising a matching range of base and eyelevel units, integrated gas hob and electric oven with extractor over and glass splash back integrated stainless steel sink with mixer tap space for fridge freezer, sliding doors to utility room.

Utility room (1.76 x 1.60) double glazed door to rear space for white goods with worktop over, tiled splash back storage cupboards tiled flooring door to ground floor WC. Ground floor WC (1.63 x 0.83)UPVC double glazed frosted window to side comprising a two-piece suite

close coupled WC wall mounted corner wash hand basin tiled splash back radiator and tiled flooring.

Conservatory (3.30 x 3.13) UPVC double glaze conservatory with double doors leading to enclosed garden, glass roof ,lighting, radiator and laminate flooring.

First floor landing providing access to 4 bedrooms, airing cupboard, family bathroom and attic , double glazed window to side radiator fitted carpet.

The master bedroom (4.00 x 3.41) UPVC double glazed window to front enjoying far-reaching views radiator and fitted carpet with daughter en-suite. En suite shower room (2.02 x 1.07) extending a further 0.77. to incorporate the shower cubicle. Comprising a three-piece suite,WC and wash hand basin housed on a vanity unit shower cubicle with mixer shower, part tiled walls and tiled effect vinyl flooring.

Bedroom Two positioned at the rear of the property(3.90 x 2.62) UPVC double glazed window to rear, radiator and fitted carpet.

Bedroom Three positioned at the rear (2.75 x 2.35) double glazed window , radiator and fitted carpet.

Bedroom Four located to the rear(2.76 x 2.38) double glazed window, radiator and fitted carpet. Family bathroom comprising a three-piece suite 2.06 x 2.0 3UPVC double glazed frosted window to front panel bath with mixer shower over close coupled WC, pedestal wash hand basin, radiator and tiled affect Vinyl flooring.

Externally The property benefits from a driveway and garage. To the rear the garden is mainly laid to lawn, with a paved patio area.





Directions

For Sat Nav Users the Postcode is SA10 7RS

Tenure

Freehold

Services

All Mains Services
Council Tax Band E
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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hrt Est. 1926



Energy Performance Certificate (EPC)	
Rating	D
Address	33 Alfred Street, Neath, West Glamorgan, SA11 1EH
Current Rating	D
Potential Rating	C
Current Score	45
Potential Score	55
Current Energy Use	120 kWh/m ² /year
Potential Energy Use	90 kWh/m ² /year
Current CO ₂ Emissions	15 t/year
Potential CO ₂ Emissions	12 t/year
Current Heating Cost	£1,200/year
Potential Heating Cost	£900/year
Current Hot Water Cost	£150/year
Potential Hot Water Cost	£100/year
Current Lighting Cost	£50/year
Potential Lighting Cost	£30/year
Current Air Conditioning Cost	£0/year
Potential Air Conditioning Cost	£0/year
Current Ventilation Cost	£0/year
Potential Ventilation Cost	£0/year
Current Mechanical Ventilation Cost	£0/year
Potential Mechanical Ventilation Cost	£0/year
Current Heating System	Gas boiler
Potential Heating System	Gas boiler
Current Hot Water System	Gas boiler
Potential Hot Water System	Gas boiler
Current Lighting System	LED lighting
Potential Lighting System	LED lighting
Current Air Conditioning System	None
Potential Air Conditioning System	None
Current Ventilation System	None
Potential Ventilation System	None
Current Mechanical Ventilation System	None
Potential Mechanical Ventilation System	None
Current Heating Controls	Thermostatic radiator valves
Potential Heating Controls	Thermostatic radiator valves
Current Hot Water Controls	Thermostatic radiator valves
Potential Hot Water Controls	Thermostatic radiator valves
Current Lighting Controls	None
Potential Lighting Controls	None
Current Air Conditioning Controls	None
Potential Air Conditioning Controls	None
Current Ventilation Controls	None
Potential Ventilation Controls	None
Current Mechanical Ventilation Controls	None
Potential Mechanical Ventilation Controls	None
Current Heating Installation	Gas boiler
Potential Heating Installation	Gas boiler
Current Hot Water Installation	Gas boiler
Potential Hot Water Installation	Gas boiler
Current Lighting Installation	LED lighting
Potential Lighting Installation	LED lighting
Current Air Conditioning Installation	None
Potential Air Conditioning Installation	None
Current Ventilation Installation	None
Potential Ventilation Installation	None
Current Mechanical Ventilation Installation	None
Potential Mechanical Ventilation Installation	None
Current Heating Maintenance	Annual service
Potential Heating Maintenance	Annual service
Current Hot Water Maintenance	Annual service
Potential Hot Water Maintenance	Annual service
Current Lighting Maintenance	None
Potential Lighting Maintenance	None
Current Air Conditioning Maintenance	None
Potential Air Conditioning Maintenance	None
Current Ventilation Maintenance	None
Potential Ventilation Maintenance	None
Current Mechanical Ventilation Maintenance	None
Potential Mechanical Ventilation Maintenance	None
Current Heating Recommendations	None
Potential Heating Recommendations	None
Current Hot Water Recommendations	None
Potential Hot Water Recommendations	None
Current Lighting Recommendations	None
Potential Lighting Recommendations	None
Current Air Conditioning Recommendations	None
Potential Air Conditioning Recommendations	None
Current Ventilation Recommendations	None
Potential Ventilation Recommendations	None
Current Mechanical Ventilation Recommendations	None
Potential Mechanical Ventilation Recommendations	None
Current Heating Notes	None
Potential Heating Notes	None
Current Hot Water Notes	None
Potential Hot Water Notes	None
Current Lighting Notes	None
Potential Lighting Notes	None
Current Air Conditioning Notes	None
Potential Air Conditioning Notes	None
Current Ventilation Notes	None
Potential Ventilation Notes	None
Current Mechanical Ventilation Notes	None
Potential Mechanical Ventilation Notes	None

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.

