



## 86 Neath Road, Rhos, Pontardawe, Swansea, SA8 3HB

Asking Price £299,950

Situated within the popular village of Rhos, close to local primary school, countryside walks and a short distance from all amenities and facilities at either Neath or Pontardawe town centres, a somewhat unique detached residence that has been well maintained by the present owners, however, would benefit from some updating but offering spacious accommodation over 2 floors to include 2 reception rooms, large kitchen, cloakroom and further room which could easily be converted to an integral garage or used as a 3rd reception room to the ground floor and 4 bedrooms and bathroom/w.c. to the first floor. Outside there are front, side and rear gardens and off-road parking for 2 vehicles.

Double glazed/stained glass front entrance door in  
Lounge 15'1" x 10'7" (4.60m x 3.24m)



With beige marble fireplace with brand new gas fire all serviced, 2 alcoves, radiator, double glazed window to front.



Living Room 15'1" x 13'8" (4.62m x 4.17m)



With grey marble feature fireplace with black insert and hearth and fitted gas fire fully serviced record, small feature window with stone surround, stairs to first floor, two radiators, double glazed bay window to front.





**Kitchen 20'1" x 15'6" (6.14m x 4.73m)**



Fitted with a range of base and units in solid oak with co-ordinating work surface, 5 ring gas burner hob with extractor canopy over, electric oven, cream enamel sink unit, space for washing machine, dishwasher, fridge and freezer, tiled floor, part tiled walls, double glazed window and door to side, two radiators.

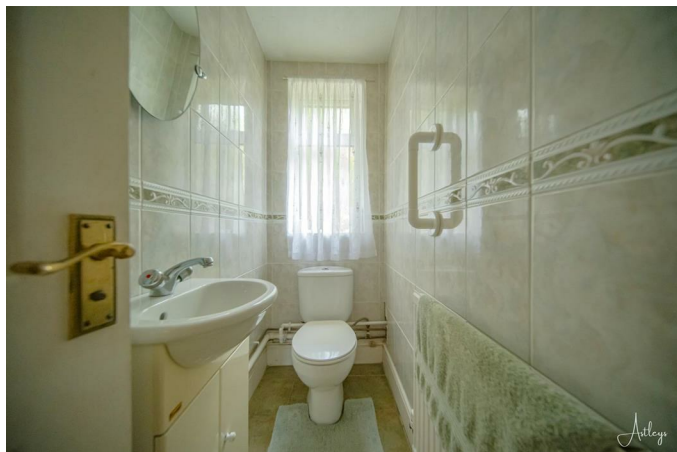


**Lobby area 6'9" x 6'6" (2.07m x 1.99m)**

With fitted storage cupboard with shelving, space for

upright fridge/freezer, double glazed window to side, tiled floor.

**Cloakroom 6'9" x 2'10" (2.08m x 0.87m)**

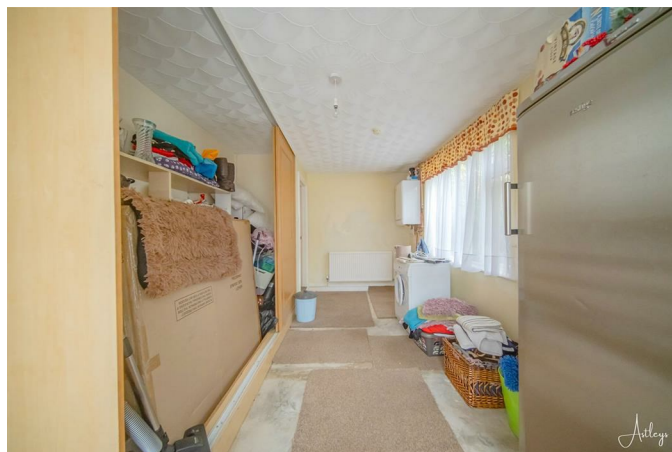


With w.c., and vanity sink, tiled floor, double glazed window to rear, fully tiled walls, radiator.

**Playroom/utility area 17'0" x 9'10" (5.19m x 3.01m)**



This room is suitable for a variety of uses such as game room, utility, conversion to garage or office space. With double glazed sliding patio doors to side, window to rear, wall mounted gas combination boiler, storage area, radiator.



## FIRST FLOOR

**Landing area 20'1" x 4'5" (widest point) x 2'9" (narrowest point) (6.14m x 1.37 (widest point) x 0.86 (narrowest point))**

With access to roof space and walk-in airing/storage cupboard.

**Bedroom one 18'6" x 10'1" (5.64m x 3.08m)**



With 2 sets of fitted wardrobes with mirror sliding doors, radiator, laminate flooring. double glazed window to rear.



**Bedroom two 15'1" x 10'11" (4.60m x 3.33m)**  
With overstairs storage cupboard,, radiator, double glazed window to front, coved ceiling.



**Bedroom three 14'11" x 10'3" (4.56m x 3.14m)**



With overstairs storage cupboard, radiator, double glazed window to front.



**Bedroom four 12'1" x 9'1" (3.70m x 2.79m)**



With two sets of double fitted wardrobes, double glazed window to side, radiator.



### Bathroom/w.c. 12'0" x 7'1" (3.66m x 2.16m)



With 4 piece suite in white comprising panelled bath, double shower cubicle, wash hand basin, w.c., cushion flooring, respatex to walls, heated towel rail, radiator, double glazed window to side.



### Outside



Front garden laid to lawn. Shared access driveway leading to 2 off-road parking spaces. Side patio and lawn. Gate to small rear lawn.



### Front view



### Drone photograph



### AGENTS NOTE

Neath Port Talbot

Council Tax

Band:

E

Annual Price:

£2,788 (min)

Conservation Area

No

Flood Risk

No Risk

Floor Area

0 ft 2 / 0 m 2

Plot Size

0.10 Acres

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

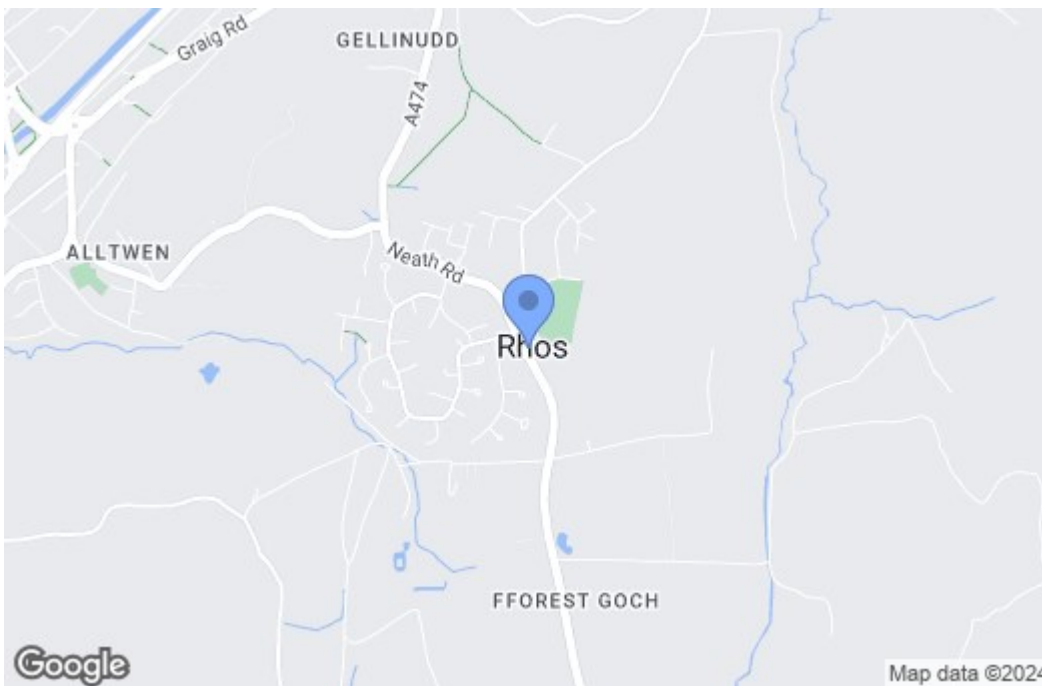
Sky

Virgin

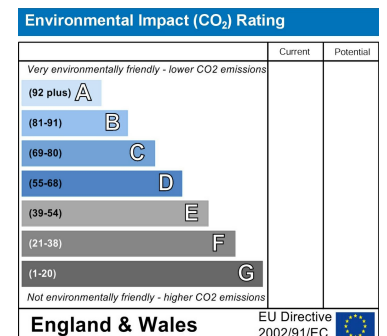
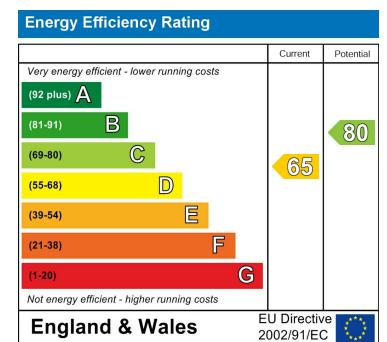
## Floor Plan



## Area Map



## Energy Efficiency Graph



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