

# hrt

herbert r thomas

175 Main Road

Bryncoch

Neath

SA10 7TT

[hrt.uk.com](http://hrt.uk.com)



# hrt

herbert r thomas

01639 639541  
[hrt.uk.com](http://hrt.uk.com)

For Sale

# 175 Main Road

Offers In Excess Of **£300,000**

A rare opportunity to purchase this significantly extended three bedroom, bay fronted semi detached family home, situated in the highly sought after village of Bryncoch.

An impressively extended semi detached family home

Built circa 1930's with bay windows to front

Situated on a side street with green belt area just off Main Road, Bryncoch

Highly sought after village location close to local amenities, shops and schools

Offering flexible accommodation for a growing family

Desirable open plan kitchen/dining/living space along with two further reception rooms

Separate utility room and ground floor cloakroom

Three good sized bedrooms, Master with en-suite shower room

Large enclosed rear garden with outhouse storage

Driveway off road parking for two/three vehicles





Looks can be deceiving, especially this uniquely extended three bedroom semi detached family home. Positioned with a green belt area to the front, just off Main Road in Bryncoch, this circa 1930's semi detached family home has undergone a significant ground floor extension by the current vendor. The property now proudly boasts two reception rooms, an open plan kitchen/dining/living space, separate utility room, cloakroom, three good sized bedrooms with en-suite shower room to master bedroom and a family bathroom.

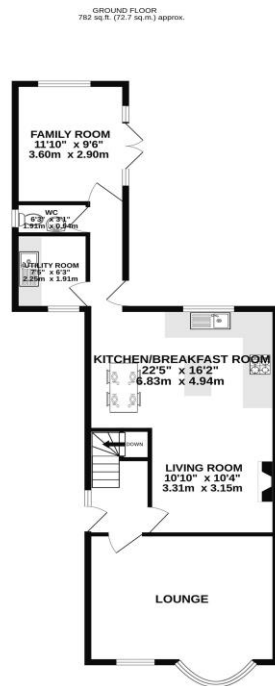
The property is entered via a UPVC wood grain effect door into the entrance hallway, with original parquet flooring (in need of some attention), stairs rising to the first floor accommodation, access to a generous understairs storage cupboard and doorways leading to the lounge and the open plan living/dining/kitchen area. The lounge is located to the front of the property and is a bright and spacious room, featuring two large windows to the front, one being a bay, carpet laid to floor and a focal feature faux fireplace with decorative wooden logs

The open plan living/dining/kitchen area leads off from the hallway, with the living area having a continuation of the parquet flooring. The area features an open log stove burner with wooden mantle over and the room opens up into the kitchen/diner. The kitchen/diner is a bright and impressive space with the kitchen area fitted with a matching range of wooden base, island and wall mounted units. There is space for a range cooker, space for an American style fridge/freezer, integrated dishwasher and high gloss tiled flooring throughout. The room is flooded with natural light from a vaulted ceiling over the kitchen space with a large velux window, a further window above the stainless steel sink unit and a window to the side in the dining space. Beyond the kitchen/diner the rear hallway has parquet flooring laid and gives access to the utility room, cloakroom, second reception room and to a pedestrian door leading outside. The utility room has a window to front, is fitted with matching units as the kitchen and offers space and plumbing for two appliances. The cloakroom has been fitted with a white two piece suite comprising; low level WC and pedestal wash hand basin. Finally to the ground floor is the family room which has a continuation of the same parquet wood flooring and

features a vaulted ceiling, window to the rear enjoying views of the garden and patio doors to the side providing light, access and views to the patio area.

To the first floor the landing gives access to all three bedrooms and the family bathroom. Bedrooms one and three are located to the front of the property, with bedroom one being a large double bedroom featuring built in wardrobe storage, a large bay window to front and has access to a private en-suite shower room. Bedroom three is a larger than average single bedroom benefitting from windows to two aspects. Bedroom two is a good sized double bedroom with ample space for free standing furniture and has a window to the rear enjoying views of the garden. The generous sized family bathroom has been fitted with a contemporary white three piece suite comprising; panel bath with a mains powered shower over, low level WC and pedestal wash hand basin. There is full height tiling to all walls, tiling to floor, an obscure window to the rear plus a ceiling velux window and access to a useful storage cupboard.

Outside to the front of the property there is a small enclosed courtyard garden to front, laid to gravel and enclosed by a half height brick wall. To the side of the garden and running alongside the property is a driveway offering off road parking for two/three cars. To the rear, the fully enclosed rear garden features a paved patio area laid to natural stone paving and a large lawn area. At the rear of the garden there is an outhouse with UPVC windows that benefits from power supply.



TOTAL FLOOR AREA: 1267 sq ft. (117.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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. The plans 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 is given as to their operability or efficiency can be given.  
Made with Metropix ©2023





## Directions

SAT NAV USERS SA10 7TT

## Tenure

Freehold

## Services

All Mains Services  
Council Tax Band D  
EPC Rating D

Viewing strictly by  
appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

4/12/23, 11:45 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC)           |                           |   |
|--|---------------------------|---|
| 175, Main Road<br>Brynaua<br>NEATH<br>SA10 7TT | Energy rating<br><b>D</b> | Valid until: 10 August 2024<br>Certificate number: 9098-3013-7238-2164-6930 |
| Property type                                  | Semi-detached house       |   |
| Total floor area                               | 126 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-estate-rated-epc-epc-minimum-energy-efficiency-standard-and-epc-guidance) (<https://www.gov.uk/guidance/domestic-estate-rated-epc-epc-minimum-energy-efficiency-standard-and-epc-guidance>).

**Energy efficiency rating for this property**

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

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

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

| Score  | Energy rating | Current | Potential |
|--------|---------------|---------|-----------|
| 92-100 | A             |         |           |
| 81-91  | B             |         |           |
| 69-80  | C             |         |           |
| 55-68  | D             | 61.0    |           |
| 39-54  | E             |         |           |
| 21-38  | F             |         |           |
| 1-20   | G             |         |           |

<https://find-energy-certificates.service.gov.uk/energy-certificate/9098-3013-7238-2164-6930/summary>

1/6

**hrt**  
herbert r thomas

33 Alfred Street, Neath, West Glamorgan,  
SA11 1EH,  
01639 639541  
[neath@hrt.uk.com](mailto:neath@hrt.uk.com)

**hrt** Est. 1926



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.

