

# hrt

herbert r thomas

43 Stratton Way  
Neath Abbey, Neath, SA10  
7BU

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# 43 Stratton Way

Asking price **£215,000**

Situated on the periphery of this well regarded development of Stratton Way, with far ranging views to front, is this very well maintained and neutrally decorated three bedroom detached bungalow.



Located on a sought after development within Neath Abbey

Being sold with no ongoing chain

A very well maintained three bedroom detached bungalow

Within walking distance to local amenities, schools and shops

Convenient commuter access to the A465 and M4

UPVC double glazed windows and doors throughout

Level low maintenance front and rear gardens

Driveway off road parking two/three vehicles

Detached single garage

Viewings highly recommended





Situated at the head of this highly sought after development of Stratton Way, with level gardens and driveway, is this very well maintained three bedroom detached bungalow.

The property is entered via a UPVC and stain glass door into an entrance hall, with carpet laid to floor and an alcove area ideal for storing coats and shoes. Leading off from the hallway is the lounge/diner. This impressive sized room is flooded with natural light from a large window to front and has a continuation of the same carpet flooring as the hallway.

A doorway to the rear of the room leads into the inner hallway, which allows access to the remaining

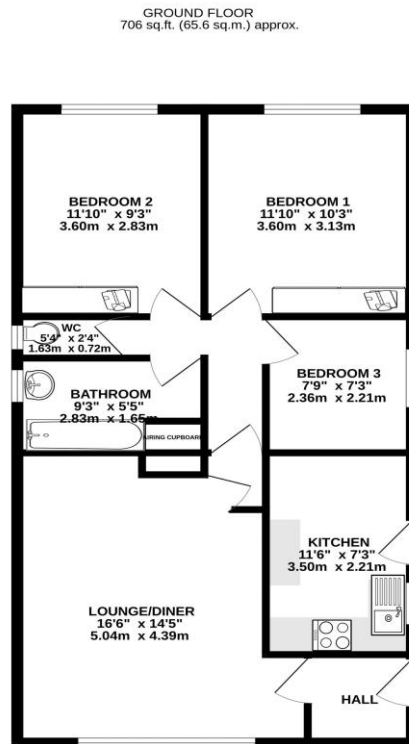
accommodation and kitchen. The kitchen benefits from a window and fully obscure glazed door to side and has been fitted with a matching range of base and wall mounted units, with a wood effect laminated worksurface. The kitchen offers space for a free standing cooker, space for one appliance and has recently had new vinyl flooring laid.

To the rear of the property are three good sized bedrooms, the family bathroom and separate WC. Bedrooms one and two are good sized double bedrooms, each with a window to the rear to enjoy a garden view, carpet laid to floor and both benefiting from fitted

wardrobes. Bedroom three is a well-proportioned single bedroom with its carpet laid to floor and a window to the side.

Outside to the front of the property is a nicely presented and low maintenance garden area, laid mainly ornate sandstone chippings and featuring a sweeping stepping stone pathway. To the side of the garden is a brick pavia driveway offering off road parking for two/three cars ahead of of a detached single garage. The garage features a traditional up and over entry door with a further pedestrian door to the side.

The rear garden has been landscaped into two main tiers, each benefitting from low maintenance paved patio and ornate sandstone chippings area. The property benefits from no immediate neighbouring's behind thus making the garden a very private space to relax in.



TOTAL FLOOR AREA - 706 sq ft. (65.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Mortgage Finance (2023)







### Directions

SAT NAV USERS SA10 7BU

### Tenure

Freehold

### Services

All Mains Services  
Council Tax Band C  
EPC Rating D

Viewing strictly by  
appointment through  
Herbert R Thomas

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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.

41725, 9:33 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
43 Station Way Neath NEATH SA10 7BU	Energy rating <b>D</b>	Valid until: 12 July 2032 Certificate number: 589-727-822-7190-333
Property type	Detached bungalow	
Total floor area	67 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-rates-for-landlords) (<https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-rates-for-landlords>).

**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 50