



hrt

herbert r thomas

hrt.uk.com

35 Ffrwd Vale,
Neath,
SA10 7EN

35 Ffrwd Vale

Asking Price **£575,000**

Situated in arguably one of the most sought after residential areas of Neath, is this impressive four double bedroom detached family home positioned on a generous corner plot.

An impressive four double bedroom detached family home

Situated in a well regarded and highly sought after area of Neath

Within walking distance to local amenities and Neath town centre

Convenient commuter access to the A465, M4 and main line train station

Positioned on a large corner plot offering potential for further extension

Flexible ground floor accommodation offering options to create a separate annex/living space

Full Master Suite to include living/bedroom area, en-suite, walk in dressing area and balcony access

Quality fitted kitchens and bathrooms

Beautiful wrap around landscaped gardens

Unique timber summer house with storage areas and an entertainment/bar space





Positioned on the largest corner plot within the desirable 'Ffrwd Vale' development, is this beautifully presented four double bedroom detached family home. During the time the vendors have lived there, the property has undergone significant upgrading to include a garage conversion that now offers an impressive 18' bespoke fitted kitchen.

The property is entered via a modern composite and glazed panel door, flanked by obscure glazed windows to each side into a large and inviting entrance hallway. The entrance hallway provides access to the lounge, sitting room, study/utility room, cloakroom and a generous cloaks storage cupboard. There is an open tread staircase leading to the first floor accommodation with open understairs storage and all rooms benefit from modern oak fitted doors.

The large lounge is located to the left hand side of the entrance hallway. The room is flooded with natural light from two large windows to two elevations, enjoying views of the front and side gardens. The dining area is open plan leading off the lounge and benefits from a large window to the side, further enjoying views of the side garden and conveniently provides access into the kitchen. The impressive 18' bespoke fitted kitchen offers an abundance of base, wall and pantry cupboard units, with a beautiful bevelled edge granite worksurface over and a central island/breakfast bar. In two of the corners, full height double door units open to provide walk in floor to ceiling pantry storage with motion censored lighting. The kitchen further benefits from a granite sink unit with a 'Quooker' fitted tap, providing cold, hot and instant boiling water, a 'Ilve' dual cooking range, integrated full height fridge and freezer and integrated dishwasher. Neatly hidden within a wall mounted unit next to the stable door to the rear, is the modern fitted Worcester gas combination boiler. The room features underfloor heating with a wood effect tiled flooring laid over and offers windows to two elevations.

To the right hand side of the entrance hallway is the bright and airy sitting room, featuring a modern fitted wood burning stove to one corner, a large window to the front and set of patio doors flanked by windows to the rear elevation, providing access and views over the rear garden. A doorway leading off the sitting room provides access into a second smaller contemporary fitted kitchen, fitted with a matching range of base and wall mounted units, with a laminated worksurface over. It features an integrated electric oven with a four burner induction hob over and offers space for fridge/freezer. There is a window to the rear wall and a door providing access directly from the garden, making this an ideal option to utilise the kitchen and sitting room as separate annex living accommodation.

Back off the hallway there is a useful cloakroom fitted with a white two piece suite comprising; low level WC and pedestal wash hand basin. It offers a patterned Lino floor and an obscure glazed window to the side. Finally on the ground floor is the study/utility room. Previously the original kitchen for the property, the room offers a large window and door to the rear providing access to the garden. The vendors have cleverly designed a utility area to include a plumbed sink unit, fitted worksurface, space and plumbing for washing machine and tumble dryer, shelving and hanging rail space, all neatly concealed behind a set of solid oak bifold double doors.

To the first floor the landing area provides access to all four double bedrooms, a generous sized airing cupboard and the family shower room. The Master suite is located to the side and rear of the property, offering a large living/dressing area ahead of the bedroom space. A doorway off the dressing area leads into a beautifully appointed en-suite bathroom, with full height tiling to floor and walls, an obscure glazed window to the rear and has been fitted with a contemporary white three piece suite comprising; free standing stone slipper style bath, low level WC with hidden cistern and a vanity wash hand basin. Within the bedroom area there is a walk in wardrobe expanding the entire width of the bedroom, hidden behind a false wall and a patio door flanked by windows provides access onto the balcony.

The balcony expands with width of the bedroom area and offers an idyllic spot to relax, especially on sunny days. It features composite decked panel flooring and glazed balustrades to fully enjoy the far ranging views.

The remaining three good sized double bedrooms all feature large windows, with two of the bedrooms further benefiting from built in wardrobe storage. The rooms all share the use of the family shower room that has been recently upgraded to now offer a large walk in double shower cubicle, with a rainfall mains powered shower fitted, a low level WC with hidden cistern and a vanity wash hand basin with cupboard storage below. Above the sink unit there is a large mirror with sensor controlled illumination and the showroom features an obscure glazed window to the rear, wall mounted towel rail and full tiling throughout.

The property proudly sits on a generous corner plot with wrap around front, side and rear gardens, all immaculately landscaped and mainly laid to lawn. The front and side gardens offer an array of shrubs and plants and the boundary is enclosed with a neatly maintained hedgerow, providing privacy from the road side. Adjacent to the side garden is a driveway providing off road parking for two vehicles and a tall side access gate leads into the enclosed rear garden.

The immaculate landscaping continues into the rear level garden, offering an expansive patio area sheltered by a covered pergola. A paved pathway meanders through the garden with a large lawned area to one side and an array of mixed plants and shrubs to the other. At the rear there are two raised vegetable beds and an impressive timber built summer house. The unit itself features two generous storage areas to each end and wooden double doors open into a fully insulated central lounge/bar area. The space offers power supply and has unique fold away beds, ideal for accommodating guests to stay. The versatile space can be used for a variety of uses and is a great addition to the overall outside space of the property.



Directions

SAT NAV USERS SA10 7EN

Tenure

Freehold

Services

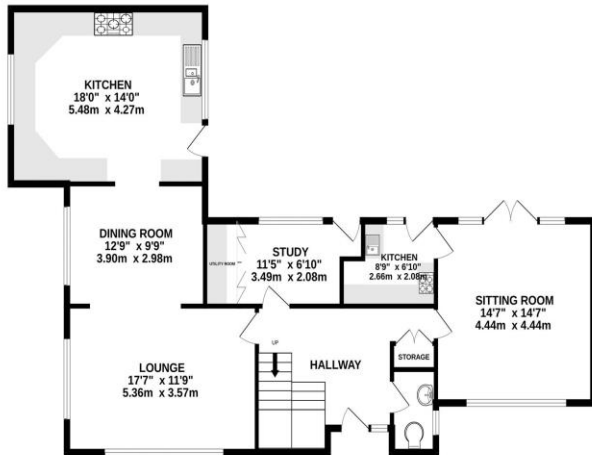
All Mains Services
Council Tax Band F
EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

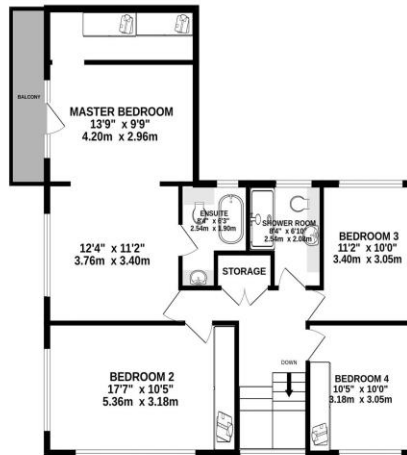
hrt.uk.com

hrt
herbert r thomas

GROUND FLOOR
1124 sq.ft. (104.4 sq.m.) approx.



1ST FLOOR
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA: 2053 sq.ft. (190.8 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 is given as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy performance certificate (EPC)

24 Hour file 24/7/2023	Energy rating C	Valid until 4 June 2033
Certificate number 965-888-8722-8877-071		

Property type: Detached house
Total floor area: 212 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

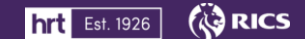
You can read [guidance for landlords on the requirements and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions) <https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>

Energy rating and score

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

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

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com



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.





