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19 Taillwyd Road
Neath Abbey, Neath, Neath
Port Talbot, SA10 7DT

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Asking price **£155,00**

An end of terrace three bedroom property situated in Neath Abbey with off road parking to the rear and conveniently located to nearby amenities, the A465 and M4 motorway.

Three bedroom end of terrace property

Situated in the village of Neath Abbey

Convenient commuter access to the A465 and M4 motorway

Nearby to local amenities such as supermarkets and schools

Generously sized kitchen extension with skylight

Double garage with power and water supply to rear

Benefitting from having solar panels installed

Three bedrooms to first floor

Family bathroom with matching five piece suite

Tiered garden with patio and lawned areas





To the front of the property, steps lead up to the UPVC front door with shrubs and bushes to the front garden.

Upon entering the property, the entrance hallway gives access to two reception rooms and stairway leading to the first floor accommodation. The hallway and both reception rooms are fitted with a matching wood effect laminate flooring.

The front reception room features a UPVC window overlooking the front garden, alcove base storage units and a large window through to the second reception room that allows light to travel through the ground floor living spaces. The second reception room features a cosy fireplace, with marble surround and wooden mantelpiece above with alcove space either side. From this reception room, access is given to useful under stairs storage and into the kitchen extension via glazed double wooden doors.

The generously sized kitchen is located at the rear of the property and gives access to the garden. The kitchen features matching wood effect base and wall mounted units with space for up to four appliances. The kitchen also benefits from a stainless steel sink with mixer tap, integrated oven and gas hob, a cream laminate worksurface and UPVC window overlooking the rear garden. To the floor, cream tiles have been laid and a skylight above allows even more light into the room.

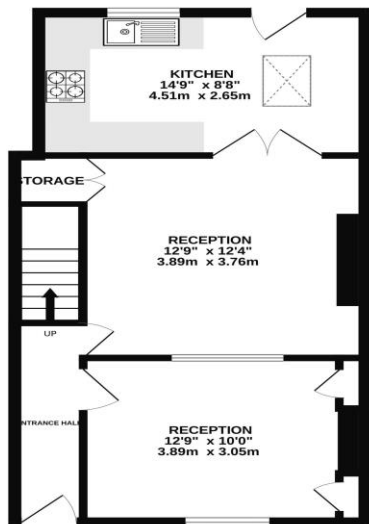
To the first floor, the carpeted stairs and landing area give access to three bedrooms and the family bathroom. The family bathroom features a matching five piece suite that comprises of a panel bath, shower cubicle, full pedestal sink, bidet and low level W/C. To the walls, a half height pebble effect mosaic tile with the upper half of the room tiled with white square tiles. To the floor a wooden effect laminate has been laid which matches the downstairs flooring.

The bathroom also benefits from a shelved airing cupboard that houses the Ideal combination boiler which is 1 Year old, has HIVE heating controls and an obscure glazed window to the rear.

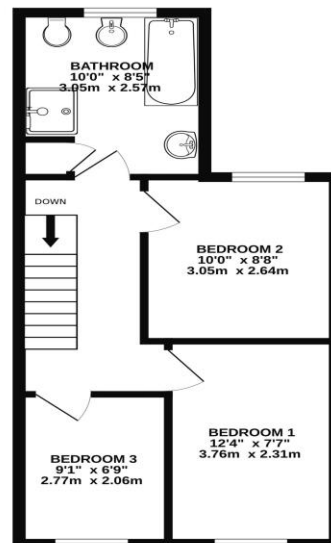
Bedrooms one and three are located to the front of the property and feature UPVC windows overlooking the front garden. Bedroom two is located at the rear with a UPVC window overlooking the garden. All three bedrooms benefit from matching laminate wood effect flooring. Bedroom three also provides access to the loft space which is fully boarded for additional storage.

To the rear garden, steps lead up to the tiered areas. On the first tier is a good sized patio area with a block built shed, the second tier is laid to lawn with a pathway to the side that leads up to the third tier that houses the rear double garage. The garage benefits from having power supply and access to water as well as a workshop area with shelving to the side. The garage is accessed from the rear lane via a electric garage door. The garden provides pedestrian access to the rear lane via a half height iron gate. The garden also provides side access to the front of the property via a full height iron gate.

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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, fixtures and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Electronic CAD.





Directions

SATNAV USERS: SA10 7DT

Tenure

Freehold

Services

All mains services

Council Tax Band B

EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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Energy performance certificate (EPC)																																		
18 Talleyd Road Neath Energy NEATH SA10 7DT	Energy rating D	Valid until: 31 May 2032 Certificate number: 7661-3159-6622-7022-1523																																
Property type	Semi-detached house																																	
Total floor area	90 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-energy-rated-property-minimum-energy-efficiency-standard-landlord-guidance																																		
Energy rating and score																																		
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td>45.5</td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>47.8</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A		45.5	81-91	B			69-80	C			55-68	D	47.8		39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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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.

