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herbert r thomas

18A The Ropewalk
Neath

SA11 1EW

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18A The Ropewalk

Asking price **£185,000**

A rare opportunity to purchase a detached three bedroom home owned by the same family for approximately 50 years and located within the heart of Neath Town Centre.

Three bedroom detached property situated in Neath Town Centre

Within walking distance to Neath Train Station, bus routes and local shops and amenities

Option for offroad parking at rear

Enclosed low maintenance rear garden

Impressively spacious cellar room

Ground floor cloakroom comprising of low level W/C and wash hand basin





Entering the property through a white UPVC door, the main reception room is located with grey carpeted steps up to the ground floor level. The reception room features a UPVC window to the front of the property which allows light to flow into the space.

The reception room also benefits from alcove space either side of the chimney breast, a white mantelpiece and fire surround. From the reception room access is provided to the stairway leading to the first floor accommodation and the kitchen/diner area.

The spacious kitchen/diner comprises of matching white base and wall mounted units with a grey speckle effect work surface over and cream marble effect tiles to the walls. Beneath the worktop, there is space for up to three appliances and a free standing cooker.

The kitchen/diner features a wood effect vinyl flooring, stainless steel sink and drainer below a UPVC rear window and alcove shelving. The kitchen/diner provides access to the stairway leading to the cellar room as well as the ground floor cloakroom and rear garden.

The ground floor cloakroom comprises of a full pedestal wash hand basin and a low level W/C. The cloakroom features an obscure glazed window to the rear, a grey anthracite heated towel rail and matching wood effect vinyl as the kitchen/diner.

To the first floor, the carpeted landing area gives access to three bedrooms and a family shower room.

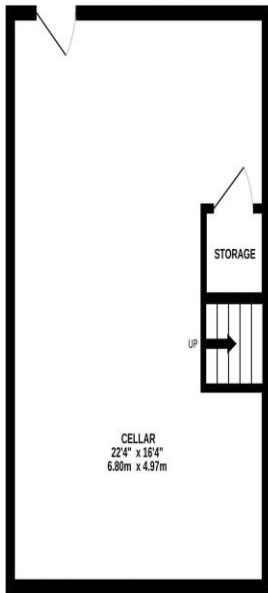
Bedroom one is located at the rear of the property and bedrooms two and three are located at the front. All bedrooms feature carpeted flooring, UPVC windows and convenient alcove space.

The family shower room is located at the rear of the property and features a three piece suite comprising of a shower cubicle with half height shower doors, full pedestal wash hand basin and low level W/C. There is an obscure glazed window to the rear wall, grey vinyl flooring and a white patterned Perspex cladding to the walls. A key feature of this property is the addition of a cellar room. The room has been transformed into a second reception area and is currently being used as a sitting and games room by it's current vendor.

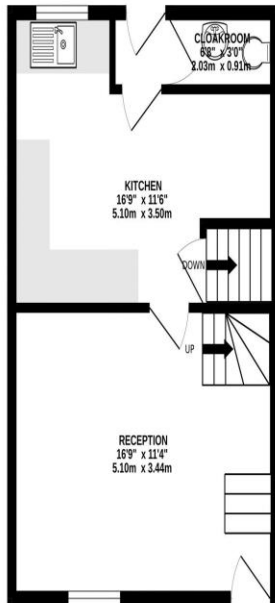
The generously sized cellar room features grey carpeted flooring and access to a storage cupboard. The cellar room also leads directly to the rear garden via a half glazed UPVC door with steps leading up to the outdoor area.

The rear garden benefits from being low maintenance and full enclosed due to the concrete flooring and astroturf area. The garden features three steps that lead up to the ground floor of the property and a set of steps that lead down to the cellar room. Another benefit of this property is the option for offroad parking within the rear garden via a sliding metal garage door which leads to the side lane.

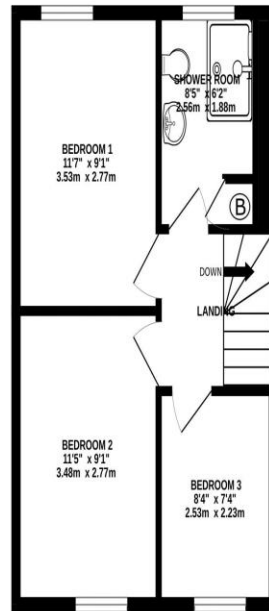
BASEMENT
364 sq.ft. (33.8 sq.m.) approx.



GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.6 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 as to their operability or efficiency can be given.
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Directions

SATNAV USERS: SA11 1EW

Tenure

Freehold

Services

Council Tax Band C

EPC Rating E

Viewing strictly by
appointment through
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Energy performance certificate (EPC)		
14a, The Rosebank NEATH SA11 1EW	Energy rating E	Valid until: 22 January 2027 Certificate number 8363-7229-0350-5497-2822
Property type	Detached house	
Total floor area	113 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-secure-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance		
Energy rating and score		
This property's energy rating is E. It has the potential to be B.		
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.		
See how to improve this property's energy efficiency .		
For properties in England and Wales: the average energy rating is D the average energy score is 60		
Score	Energy rating	Current Potential
92+	A	92+
81-91	B	81-91
69-80	C	69-80
55-68	D	55-68
35-54	E	35-54
21-34	F	21-34
1-20	G	1-20

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.

