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herbert r thomas

12 Royston Court
Neath

SA10 7PY

hrt.uk.com

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Offers in excess of **£350,000**

An attractive and very well maintained five bedroom detached family home, situated in the highly sought after Waunceirch area of Neath.

An executive five bedroom detached family home

Very well presented throughout

Positioned within a quiet cul-de-sac

Found in a sought after area of Neath

Within walking distance to local reputable school, Neath College and Neath Town Centre

Three reception rooms

Five bedrooms, two with private en-suite shower rooms

Generous level rear garden with recently laid decking area

Driveway off road parking for two/three vehicles

Viewings highly recommended





This executive five bedroom detached family home offers generous and flexible accommodation for a large of growing family. It is located within a sought after residential development, close to local amenities and reputable schools.

The property is entered via a solid wooden door into an inviting entrance hallway, with wood laminated flooring, staircase rising to the first floor accommodation and doorways leading to the lounge, sitting room, under stairs cloakroom and kitchen.

The lounge is located to the front of the property and has a continuation of the same flooring as the hallway. It features a box bay window to the front, flooding the room with natural light and a set a wooden double doors to the rear of the room provide access into the dining room.

The dining room is located to the rear of the property, offering a set of French patio doors allowing for light, access and views of the garden. There is a continuation of the same flooring as the lounge and a doorway to the side leading into the kitchen. The impressive sized kitchen/breakfast room features ceramic tiled flooring and has been fitted with a matching range of wooden base and wall mounted units, with a black laminated worksurface over. The area offers space for fridge/freezer and has room for one appliance. The kitchen benefits from tiled splash backs, an integrated electric oven with four burner gas hob and an integrated dishwasher. There is a large window to the rear set above the stainless steel sink unit, with a pedestrian wooden door within the breakfast area providing access to the garden.

A second doorway within the kitchen leads back into the central hallway. Previously an integral garage, the sitting room is accessed off the hallway and down a small fixed staircase. The room features a large window to the front and wood laminate flooring. The under stairs cloakroom has been fitted with a white two piece suite comprising; low level WC and corner sink unit.

To the first floor the landing gives access to all five bedrooms and the family bathroom. Bedrooms one and two are large double bedrooms, both a fitted carpet to flooring and each benefiting from fitted wardrobe storage and access to their own private en-suite shower rooms.

Bedrooms three and four are comfortable sized double bedrooms, located to the rear of the property with fitted carpet flooring and built in wardrobe storage. Bedroom five is a well proportioned single bedroom with fitted carpet flooring.

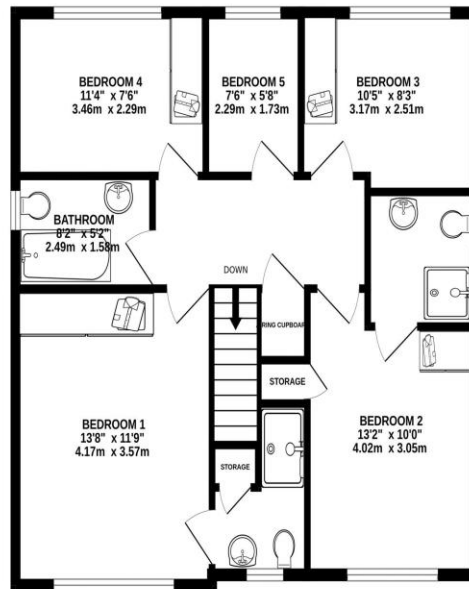
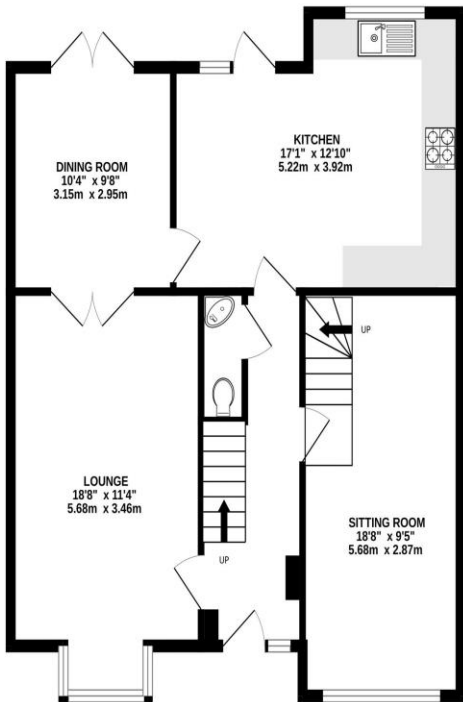
The family bathroom has been fitted with a white three piece suite comprising; panel bath, low level WC and pedestal wash hand basin. There is splash back tiling to all wet areas, laminate wood flooring fitted and an obscure window to the side.

Outside to the front of the property is a generous driveway offering off road parking for two/three vehicles. Slight stone steps lead to an undercover exterior shelter area ahead of the front door.

To the rear of the property is a large, fully enclosed, level garden, laid mainly to lawn with a recently laid wooden decked patio area to one side. The garden is bordered by mature plants and hedgerows and features a paved patio area to the front.

GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.

1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 1482 sq.ft. (137.7 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

SAT NAV USERS SA10 7PY

Tenure

Freehold

Services

All Mains Services
Council Tax Band E
EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

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English | [Gwentian](#)

Energy performance certificate (EPC)

Property address	Property class	Issue date	18 April 2022
SA10 7PY	C	Current energy rating	71 (C)
		Potential energy rating	85 (B)

Property type: Detached house
Total floor area: 125 square metres

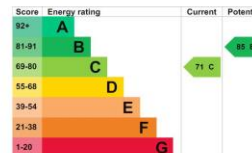
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the requirements and enforcement of the new rules on energy efficiency](#) on the GOV.UK website.

Energy rating and score

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

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



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

Breakdown of property's energy performance

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.

