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103 Gnoll Park  
Road  
Neath, Neath Port Talbot,  
SA11 3DH

# 103 Gnoll Park Road

Offers in Excess of £249,995

A recently renovated and lovingly maintained four bedroom Victorian style end of terrace property, with an abundance of original features and situated in close proximity to Neath Town Centre.

A four double bedroom Victorian end of terrace property

Recently modernised throughout

In close proximity Neath Town Centre

Rear garage with power supply for offroad parking

An abundance of original features

Three good sized reception rooms

Family bathroom to first floor with four piece suite

Converted loft room to the second floor

Enclosed rear garden with storage and side access

Modern and sleek kitchen with integrated appliances





To the front of the property there is a lawned area with a concrete pathway leading to the front UPVC door. The front garden is enclosed by a half height brick wall with a half height iron gate giving access to the property itself.

Upon entering the home, an entrance porch gives access to the hallway area via a part glazed wooden door. The porch area features half height wall tiles and tiled flooring below. The hallway provides access to the three reception rooms and stairway leading to the first floor accommodation.

The front reception room benefits from a large traditional bay window to the front of the property which allows light to flow into the room. There is a log burner fireplace with a wooden beam mantelpiece above with alcove space either side of the chimney breast. To the floor, the original floorboards have been restored and well maintained by the current owners.

The lounge benefits from a chimney breast with alcove space either side but also features double French patio doors that lead out to the rear garden area. The lounge also benefits from an engineered oak flooring and a traditional picture rail to the walls which adds character to the room along with the Victorian style coving.

The generously sized dining room features a large UPVC window to the side of the property and double French patio doors that lead out to the garden area. To the floor, a wood effect laminate flooring is laid and a focal point of this room is the original exposed brick fireplace which has now been fitted with a log burner. The dining room gives access to recently modernised kitchen via an opening.

The newly fitted kitchen comprises of a range of sleek and modern base and larder units with a laminate worksurface over. The kitchen benefits from integrated appliances, such as an oven, gas hob, fridge and freezer. There is a matte black sink and drainer with a copper effect mixer tap

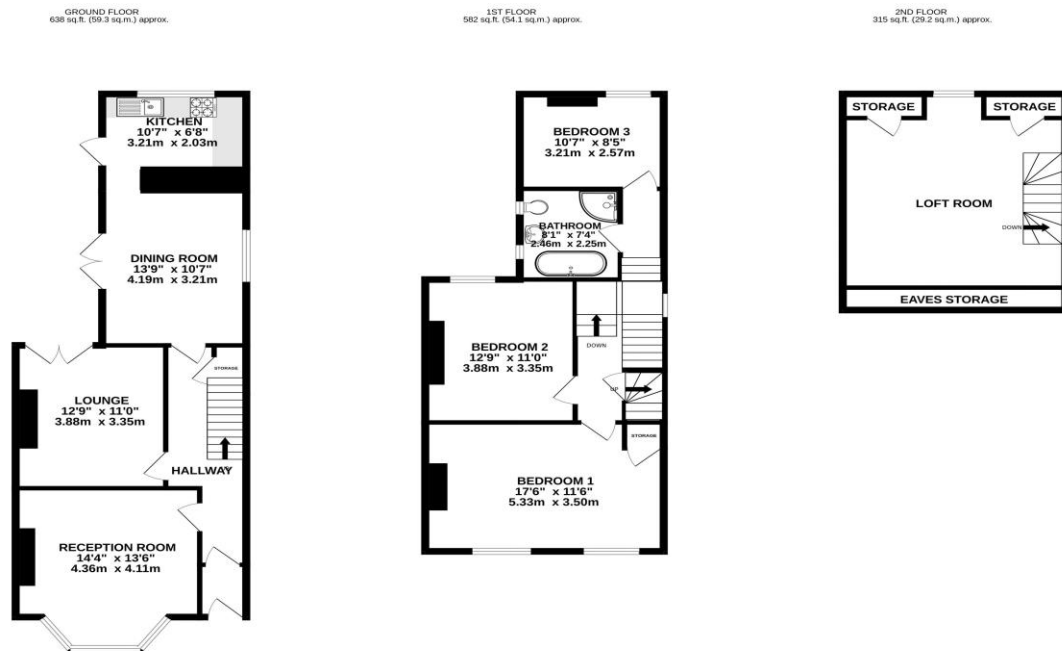
below a UPVC window overlooking the rear garden. Above the countertops, white subway tiles are at half height and a tiled flooring below. The kitchen provides access to the garden via a UPVC door.

To the first floor, the carpeted landing area gives access to three bedrooms and a family bathroom. Bedroom one is located at the front of the property and benefits from carpet flooring, two UPVC windows and chimney breast with alcove storage space either side. Bedroom one is a generously sized double room that also features built in storage. Bedroom two is another double room with carpet laid to the floor and a UPVC window overlooking the rear garden. It also benefits from a chimney breast with alcove space either side and has the original hearth tiles exposed. Bedroom three is located at the rear of the property, it is another double sized room but is currently used by the owners as a dressing room. It features carpet laid to floor, a UPVC window to the rear and the traditional Victorian picture rail to the walls.

The family bathroom has also recently been modernised and features a matching four piece suite comprising of a free standing bath, a corner shower cubicle, stone effect wash hand basin above wall hung vanity unit and low level W/C. There is a patterned vinyl flooring and half height navy tiles to the walls. The bathroom also benefits from a stainless steel heated towel rail and two obscure glazed windows.

To the second floor, a converted loft space is accessed via a concealed door on the first floor landing. A carpeted stairway leads up to the large space which features alcove storage, two UPVC windows and the original floorboards which have been well restored by the owners.

To the rear of the property, the garden is made up of a patio and lawned area with a gravel-laid pathway that down leads to the rear garage. The garden also features a washing line, sheltered storage space for wood, a brick built shed and side access via a UPVC door. The rear garage provides offroad parking and benefits from power supply and an electric roller style garage door.



TOTAL FLOOR AREA : 1535 sq.ft. (142.6 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 3DH

## Tenure

Freehold

## Services

All mains services  
Council Tax Band D  
EPC Rating E

Viewing strictly by  
appointment through  
Herbert R Thomas

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Energy performance certificate (EPC)																																			
33 Alfred Street NEATH SA11 3DH	Energy rating <b>E</b>	Valid until: 4 October 2022	Certificate number: 0111 6032 0162 0600- 0192																																
Property type End-terrace house	Total floor area 143 square metres																																		
<b>Rules on letting this property</b>																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-2020">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-2020">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-2020</a>																																			
<b>Energy rating and score</b>																																			
This property's energy rating is E. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																	
See <a href="#">how to improve this property's energy efficiency</a> .		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></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></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			81-91	B			69-80	C			55-68	D			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.

