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131 Longford Road
Neath, Neath Port Talbot,
SA10 7HF

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131 Longford Road

Asking price **£175,000**

A three bedroom semi detached family home which offers plenty of potential, situated on the well regarded Longford Road in Neath and conveniently located near local amenities, the A465 and M4.

A traditional bay fronted 1930s semi detached family home

Located on the well regarded Longford Road in Neath

Convenient commuter access to the A465 and M4

Two good sized reception rooms

Three bedrooms to the first floor

Downstairs cloakroom and utility room

Off road parking via large paved driveway

Enclosed, low maintenance and generously sized garden

Offers an abundance of potential

Located near local amenities and reputable schools





This three bedroom semi detached family home is situated in Longford Road which is conveniently located near to local amenities such as shops and schools. The property features a large paved driveway providing off road parking and a raised front garden laid to gravel.

The property is entered via a white UPVC door with an obscure glazed window to the side of the hallway. The entrance hall has stairs to the left leading to the first floor accommodation and leads on to the two reception rooms and kitchen area.

The front reception room benefits from a traditional large bay window which allows light to enter the room. It features an ornate tiled fireplace with alcove space either side.

The front reception room is laid with a matching patterned carpet as the hallway and stairs. The rear reception room has a UPVC window overlooking the rear garden, an ornate fire surround with built in storage to one side of the fire.

The kitchen features wood effect base and wall mounted units, mosaic tiles to walls, wooden panelled ceiling and tile effect laminate flooring. A stainless steel sink with a mixer tap is fitted and to the side of the room, a large window letting light flow into the room. There is also access to the under stairs storage space via an opening.

Following on from the kitchen, a step down leads to a utility area and the ground floor cloakroom.

The utility room and cloakroom feature matching Perspex clad walls and tile effect vinyl flooring. Within the utility room, there are shelves for storage and a small worktop area below an obscure glazed window. The cloakroom features a low level W/C and a small obscure glazed window. The rear hallway then leads onto the garden via a UPVC door. To the first floor, the carpeted landing gives access to the three bedrooms and family bathroom as well as allowing light to flow through a UPVC obscure glazed window.

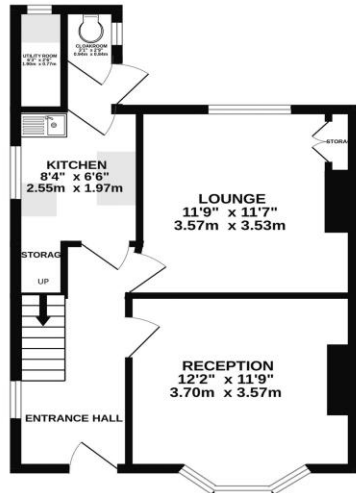
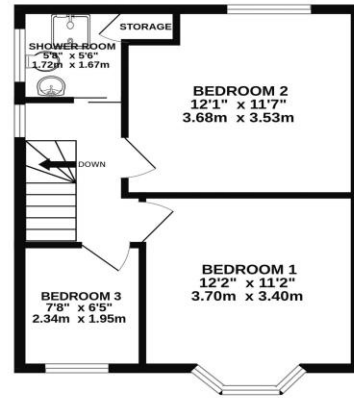
Bedrooms one and two are generously sized doubles with carpet laid to floor. Bedroom one faces the front of the property and benefits from a large traditional style bay window. Bedroom two features a UPVC window facing the rear garden. Bedroom three is a good sized single room which has a UPVC window overlooking the front of the property with wooden flooring laid. The family bathroom has a matching three piece suite featuring a shower cubicle, low level W/C and a pedestal sink.

To enter the bathroom, wooden space saving sliding doors are fitted and within the bathroom there is access to a shelved storage cupboard. There are Perspex clad walls and tile effect vinyl flooring with an obscure glazed window to the side of the room.

The low maintenance generously sized and enclosed rear garden is laid with concrete and patio slabs with well maintained shrubbery situated amongst gravel areas. The garden features a brick built shed/outbuilding with side access to the driveway and front of property via a wooden gate. The rear garden also benefits from a washing line.

GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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 7HF

Tenure

Freehold

Services

All mains services
Council Tax Band C
EPC Rating E

Viewing strictly by
appointment through
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Energy performance certificate (EPC)

121 Lydford Road SA10 7HF	Energy rating E	Valid until 31 September 2033
		Certificate number: 6436-0991-4201-1742-7284

Property type: Semi-detached house

Total floor area: 81 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/government/consultations/energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/government/consultations/energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. 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

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.

