



hrt
herbert r thomas
hrt.uk.com

49 Heol Penderyn
Neath Abbey, Neath Port
Talbot, SA10 7LH

49 Heol Penderyn

Asking price **£100,000**

A deceptively spacious three bedroom semi detached property situated in Neath Abbey, in close proximity to local amenities and convenient commuter access to the A465 and M4 Motorway.

A deceptively spacious three bedroom semi detached property

Situated in Neath Abbey nearby to local amenities such as shops and schools

Convenient commuter access to the A465 and M4 Motorway

Property is of non standard construction so is suitable to cash buyers only

Three good sized reception rooms

Driveway for offroad parking

Ground floor shower room and family bathroom to first floor

Offering an abundance of potential

Being sold with no ongoing chain

Lovingly maintained enclosed rear garden





To the front of the property, a half height wall sits at the perimeter of the property with a lawned area to one side and a concrete driveway to the other. To access the property, a UPVC door is located at the side of the house and a wooden gate provides access to the rear garden. It is important to note that this property is of non-standard construction and therefore is only suitable to cash buyers.

Upon entering the property a spacious carpeted hallway gives access to two reception rooms and the stairway leading to the first floor accommodation. The two reception rooms are located at the front of the property and have UPVC windows overlooking the front garden. Reception room one features a wood effect vinyl flooring with a chimney breast with alcove space either side. The lounge benefits from carpet to the floor and a built in storage cupboard. From the lounge, access is provided to the kitchen.

The kitchen features a range of matching base and wall mounted units with a laminate work surface over and space for one appliance under. There is also room for a free standing cooker and fridge/freezer. The

kitchen benefits from a UPVC window overlooking the rear garden with a stainless steel sink and drainer below. There is a tile effect vinyl flooring and white tiles at half height to the walls.

Following on from the kitchen, a passageway gives access to the shower room, third reception room and door leading to the rear garden. The shower room features a matching three piece suite comprising of a full pedestal wash hand basin, low level W/C and walk in shower. There are tiles to the floor and to the walls of the wet areas. To the side, there is an obscure glazed window that allows light into the room.

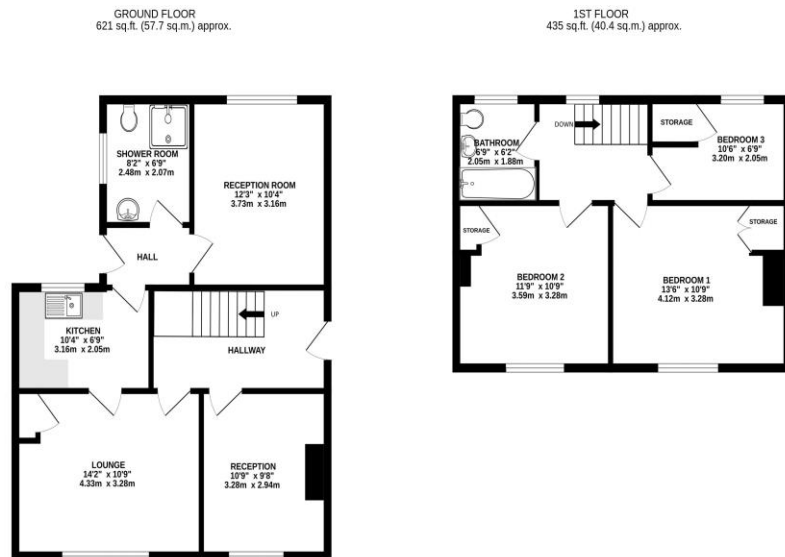
The rear reception room features carpet to the floor and a large UPVC window overlooking the rear garden. The reception room and shower room are part of an extension added to the property and are of standard construction in comparison to the non-standard concrete build of the original property.

To the first floor, the carpeted landing area provides access to the three bedrooms and family bathroom. Bedroom one is located at the front of the property and features a UPVC window overlooking the front garden

area. There is a convenient built in storage cupboard next to the chimney breast with alcove space to one side. Bedroom two is also located at the front of the property with a UPVC window and built in storage. Both bedrooms are generously sized double rooms whereas bedroom three is a good sized single room with built in storage and a UPVC window overlooking the rear garden. All three bedrooms benefit from carpet laid to the floor.

The family bathroom features a matching three piece suite comprising of a panel bath, wash hand basin on top of a vanity unit and low level W/C. There is carpet laid to floor and tiles to the walls of the wet areas. To the rear there is an obscure glazed window which allows light to flow into the room.

To the rear, an enclosed well maintained garden is located. The garden benefits from a raised concrete area with steps down to the remainder of the garden which is laid to lawn. There is a good sized greenhouse to one side and mature shrubs, trees and bushes around the perimeter of the lawned area. Access is provided to the front garden and driveway via a full height wooden gate.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.
 Made with Metrage G2024





Directions

SATNAV USERS: SA10 7LH

Tenure

Freehold

Services

All mains services

Council Tax Band B

EPC Rating D

Viewing strictly by appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

hrt Est. 1926 **RICS**

Energy performance certificate (EPC)																																		
43 Road Peneleryn NEATH SA10 7LH	Energy rating D	Valid until: 7 September 2031																																
		Certificate number: 8118-1210-4709-1889-0300																																
Property type	Semi-detached house																																	
Total floor area	96 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-private-rented-property-minimum-energy-efficiency-standard-landlord-obligations																																		
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>92-101</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>46.5</td> <td></td> </tr> <tr> <td>35-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-34</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	92-101	A		45.5	81-91	B			69-80	C			55-68	D	46.5		35-54	E			21-34	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
Score	Energy rating	Current	Potential																															
92-101	A		45.5																															
81-91	B																																	
69-80	C																																	
55-68	D	46.5																																
35-54	E																																	
21-34	F																																	
1-20	G																																	

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.

