

hrt
herbert r thomas

28 Allister Street
Neath

SA11 1EN

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28 Allister Street

Asking price **£135,000**

A well maintained four bedroom mid terrace property situated in the heart of Neath Town Centre nearby to local amenities, Neath Train Station and convenient links to the A465 and M4 Motorway.

Well maintained four bedroom mid terrace home

Situated in the heart of Neath Town Centre

Nearby commuter links to Neath Train Station, local bus routes, the A465 and M4 motorway

Within walking distance to local shops and restaurants

Spacious extended kitchen/diner with skylight

Two reception rooms, one being utilised currently as fifth bedroom

Enclosed low maintenance rear garden

Three double sized bedrooms and one single room to first floor

Ground floor family bathroom

Viewings highly recommended





Upon entering the property via a white UPVC door, the entrance hallway provides access to two reception rooms, kitchen and stairway leading to the first floor accommodation. The hallway features a wood effect laminate flooring and a Victorian style plaster archway to the ceiling.

The lounge is located at the front of the property and has a UPVC window which allows light to flow into the room. There is a wood effect feature wall with alcove space and a half height storage cupboard either side of the chimney breast. The lounge also benefits from a light wood effect laminate flooring.

The second reception room is being utilised as a fifth bedroom by the current occupiers. There is a wood effect laminate flooring and a UPVC window which overlooks the kitchen/diner. The reception room also benefits from alcove shelving and half height storage cupboards. The well maintained kitchen/diner is fitted with a range of matching base, larder and wall mounted units with a wood effect worksurface over and space for one appliance under.

The kitchen benefits from an integrated oven and gas hob with a stainless steel extractor fan above. There are white subway tiles above the worksurfaces and a wood effect laminate to the floor.

The kitchen also features a ceramic Belfast sink with a stainless steel swan neck mixer tap. There is also space for a free standing American style fridge/freezer. Within the dining area, there is a skylight above that allows light to flow into the room. The kitchen/diner provides access to the rear garden via glazed UPVC doors and to the ground floor family bathroom.

The family bathroom features a matching three piece suite comprising of a panel bath with shower overhead, full pedestal wash hand basin and low level W/C. The bathroom also benefits from cream tiled flooring and a stainless steel heated towel rail. There are white tiles to the walls of the wet areas and an obscure glazed window to the rear.

To the first floor, the carpeted landing gives access to the four bedrooms.

Bedrooms one, two and three are good sized double rooms with bedroom four being a single room.

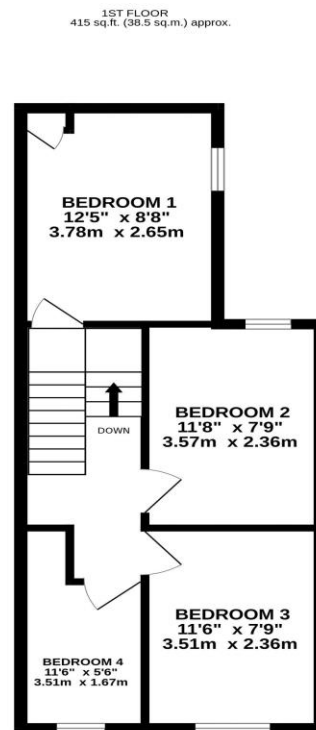
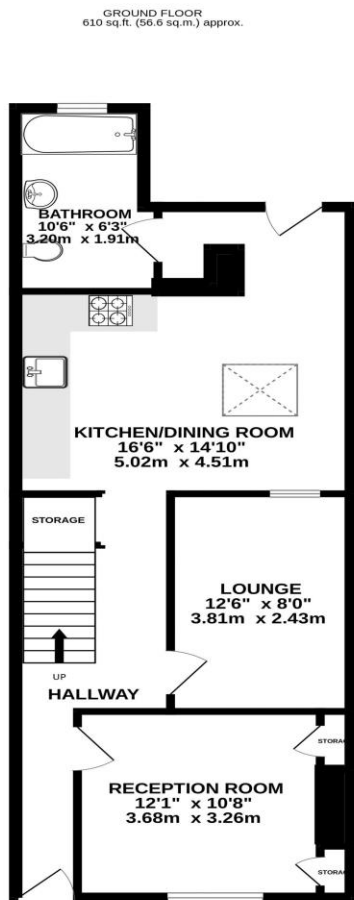
Bedroom one is located at the rear of the property and features a UPVC window overlooking the side of the garden, carpet to the floor, and also provides access to a storage cupboard.

Bedroom two is also located at the rear of the property and benefits from carpet laid to the floor and a UPVC window overlooking the rear garden.

Bedroom three is situated at the front of the property and has a UPVC window to the front with carpeted flooring.

Bedroom four is again situated at the front of the property with a UPVC window to the front and wood effect laminate flooring.

To the rear of the property, an enclosed and level low maintenance rear garden is made up of areas laid to concrete and gravel. There is a brick wall which surrounds the perimeter of the garden and an external power point.





Directions

SATNAV USERS: SA11 1EN

Tenure

Freehold

Services

Council Tax Band B

EPC Rating C

Viewing strictly by appointment through
Herbert R Thomas

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Energy performance certificate (EPC)																																						
25 Alder Street NEATH SA11 1EN	Energy rating C	Valid until: 22 July 2020																																				
		Certificate number: 8442-8423-8570-5982-9222																																				
Property type	Mid-terrace house																																					
Total floor area	108 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-guidance).																																						
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																																						
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hrt Est. 1926 **RICS**

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