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herbert r thomas

22 Leiros Parc
Drive

Bryncoch, Neath, Neath
Port Talbot, SA10 7EW

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22 Leiros Parc Drive

OFFERS IN THE REGION OF £270,000

Situated within 'The Rhyddings', a highly sought after area close to Neath Town centre, is this immaculately presented two double bedroom detached home.

An immaculately presented freehold property

Situated within a sought after area close to Neath Town centre

Offering convenient commuter access to the A465 and M4

Deceptively spacious accommodation throughout

Beautifully appointed kitchen with central island

Enviably landscaped front and rear gardens

Driveway off road parking plus garage

Viewing is highly recommended





This charming two double bedroom detached family home is located within 'The Rhyddings', a very well sought after area close to Neath Town centre. The property has been immaculately maintained by the current owners.

The property is entered via a UPVC and glazed panel door, flanked by a full height obscure window into a light and inviting entrance hallway. The hallway has laminated wood flooring, offers a useful open understairs storage area and has doorways leading to the lounge, kitchen and dining area.

The spacious lounge is located to the front elevation and expands the entire width of the property. The room features two front facing windows, one being a large bow window and enjoys views over the garden. The room further features a continuation of the same laminate wood flooring as the hallway and has a focal feature electric fireplace with marble surround and hearth.

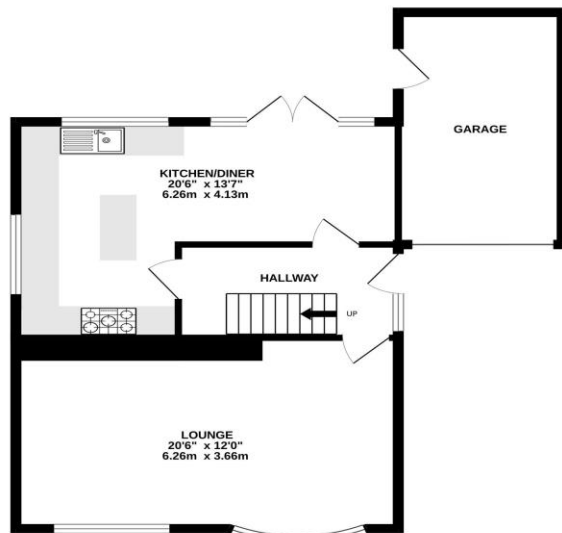
To the rear of the property is the impressive open plan kitchen/diner. The kitchen has been fitted with a matching range of white shaker style base and wall mounted units, with a complimenting black Maia worksurface over. In addition to the side units, the kitchen further benefits from a central matching island for additional storage. Integrated appliances within the kitchen include; a black composite sink unit, a cupboard housing space for a plumbed washing machine, under counter fridge and a large Rangemaster cooker. There are windows to both the side and rear elevations, laminate wood flooring throughout the space and a set of UPVC patio doors provide access and views into the rear garden.

To the first floor the landing gives access to both double bedrooms, each offering an abundance of fitted wardrobe storage and the family bathroom. Bedroom one has a window to the front providing far ranging views, has laminate wood flooring and has access to the airing cupboard with shelving for storage. Bedroom two is located to the rear, with a

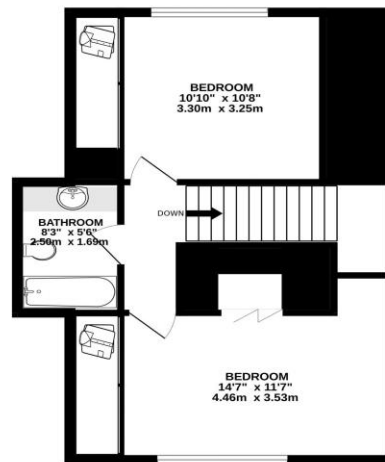
window offering views over the landscaped rear garden and has carpet laid flooring. The family bathroom is centrally positioned between both bedrooms. It has been fitted with a white three piece suite comprising; panel bath with shower head tap attachment, low level WC and a vanity wash hand basin with cupboard storage below. There are two obscure glazed windows to the side, a wall mounted chrome towel rail and wood effect vinyl tile flooring.

Outside to the front and rear, the property boasts beautifully landscaped gardens. The front garden is mainly laid to lawn, with ornate slate stone chippings bordering the green area from the driveway. The boundary of the front garden is lined with a beautiful array of mature shrubs. The driveway provides off road parking for two/three vehicles ahead of the attached single garage. The garage features a traditional up and over main door with an additional pedestrian door at the rear and benefits from power supply and lighting. The garden to the rear provides a large, level paved patio with low level brick and stone steps leading onto the generous lawned area. The garden is fully enclosed to all sides and large mature trees bordering the green area provide plenty of privacy.

GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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 7EW

Tenure

Freehold

Services

All mains services
Council Tax Band D
EPC Rating D

Viewing strictly by
appointment through
Herbert R Thomas

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herbert r thomas

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

hrt Est. 1926



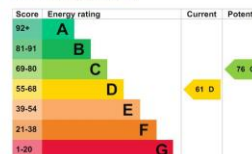
Energy performance certificate (EPC)

Current rating	D	Potential rating	C
Current score	61	Potential score	76

Property type	Detached house
Total floor area	102 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A to E.
You can not let a property with an energy rating of F or G.

Energy rating and score
This property's current energy rating is D. It has the potential to be C.
[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 50

Breakdown of property's energy performance
Features in this property
Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition. Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

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.

