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herbert r thomas

27 Danygraig Road
Neath

SA11 1UB

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Asking price **£135,000**

A lovingly maintained three bedroom semi detached property with a beautifully landscaped garden, rear garage and is new to the market since its construction in the 1920's.

Three bedroom semi detached family home

A 15 minute walk or 4 minute drive into Neath Town Centre

Convenient commuter access to the A465, Neath Train Station and local bus routes

Being sold with no ongoing chain

Previously award winning gardens across two tiers

Owned by the same family for approximately 100 years

Family bathroom to the first floor and cloakroom to ground floor

Rear garage with power supply and car pit

Kitchen with matching units and integrated appliances

Two double bedrooms and one good sized single bedroom



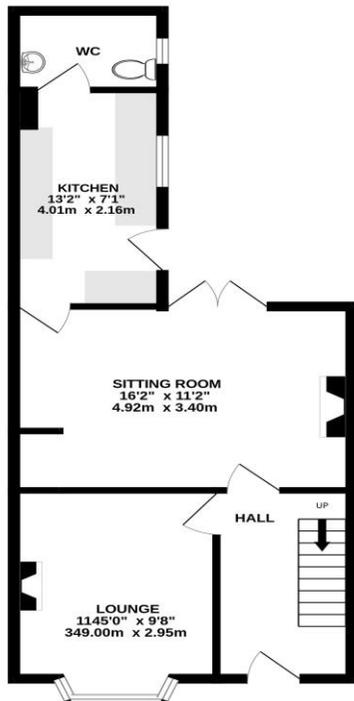


To the front of the property, a half height brick wall and half height iron gate encloses the front garden which includes two raised areas with lawn and mature shrubs. A pathway leads to the front UPVC door and to the side full height iron gate that provides access to the rear garden. Upon entering the property, the carpeted hallway provides access to two reception rooms and stairway leading to the first floor accommodation.

The lounge features a traditional bay double glazed UPVC window which allows light to flow through the room. The lounge also features a fireplace with a cream marble surround and alcove space either side. There is a cream carpet laid to the floor and a decorative picture rail to the walls.

GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.

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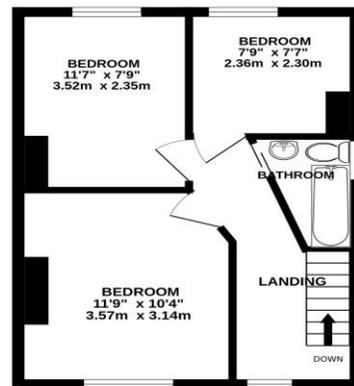
Following on from the lounge, the second spacious reception room benefits from carpet laid to the floor and double French patio doors with a stain glass detail above that lead out to the rear garden. The reception room also features a fireplace with marble surround and mantelpiece with alcove space either side. The reception room provides access to the kitchen area.

The kitchen features matching base and wall mounted units with a laminate work surface over and space for up to one appliance over.

The kitchen benefits from an integrated fridge, freezer, oven and gas hob as well as a stainless steel sink and drainer with mixer tap. Above the sink is a large UPVC window which overlooks the rear garden.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



The kitchen also features a breakfast bar area, lighting under the wall mounted units, tile effect vinyl flooring and tiles to the walls. From the kitchen, access is provided to the ground floor cloakroom and rear garden via a UPVC door.

The spacious cloakroom features a matching two piece suite comprising of a full pedestal wash hand basin and low level W/C. There is an obscure glazed window and blue tiles to the walls with a tile effect vinyl flooring laid beneath. The cloakroom houses the Valliant combination boiler that was installed in approximately 2010.

To the first floor, the carpeted landing area provides access to three bedrooms and a family bathroom. There is also a window to the front of the property that allows light to enter the space. Bedroom one is located at the front of the property and features carpet laid to the floor, built in wardrobes to one wall and a UPVC window. The bedroom also benefits from wall lights as well as the main light within the room. Bedrooms two and three are both located at the rear of the property and have carpet laid to the floor with UPVC windows overlooking the rear garden. Bedroom two is large enough to be a double room with bedroom three being a good sized single room. Both bedrooms feature wood effect panelling to one wall.

The family bathroom benefits from a matching three piece suite comprising of a panel bath, full pedestal wash hand basin and low level W/C. There is a modern stainless steel heated towel rail and cream marble tiles to the walls. The family bathroom also features a cream vinyl flooring and an obscure glazed window.

To the rear of the property, the beautifully landscaped garden has been well maintained by the current vendors. The garden is split into two levels with the first being made up of a patio area and lawn that stretches around to the side of the property. The garden is fully enclosed and benefits from an external water source also. Curved steps lead up to the second tier with a feature archway of ivy following onto the raised patio area. The second tier is made up of a lawned area and patio with raised flower beds enclosing the patio. The garden features many mature plants, shrubs and trees which have been well looked after. To the rear of the property off-road parking is available via a garage which benefits from power supply and car pit.

TOTAL FLOOR AREA : 842 sq.ft. (78.2 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.
Made with Metropro 6/2024



Directions

SATNAV USERS: SA11 1UB

Tenure

Freehold

Services

All mains services
Council Tax Band C
EPC Rating N/A

Viewing strictly by appointment through
Herbert R Thomas

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English | [Contact](#)

Energy performance certificate (EPC)

Property ID	SA111EH
Property type	Semi-detached house
Total floor area	80 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 regulation and exemptions here \(https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/444444/landlord_guidance_on_the_regulation_and_exemptions.pdf\)](#)

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows the 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

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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.

