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6 High Street  
Cwmgwrach, Neath, Neath  
Port Talbot, SA11 5SY

## 6 High Street

Offers in the Region of **£335,000**

A rare opportunity to purchase a four bedroom detached period property situated in Cwmgwrach with excellent transport links, offroad parking and a beautifully landscaped garden.

A four bedroom detached period property

Situated in the village of Cwmgwrach nearby to local amenities such as shops and restaurants

Convenient commuter access to the A465

Three reception rooms, two with traditional style bay windows to the front

Recently refurbished kitchen with sleek and modern units

Utility room and home office space

Four bedrooms to the first floor

Bathroom with matching four piece suite

Large drive and garage for offroad parking with electric charging points

Well maintained enclosed garden with patio and lawned areas





To the front of the property, a stone built wall fronts the boundary with the driveway to the left hand side which could fit up to three/four cars. Steps lead up to the front entrance with lawned areas to either side. Upon entering the property, the porch area comprises of partially glazed doors and a window to either side overlooking the front garden.

Entering through to the main property, the spacious lounge features a large traditional style bay window, dado rail and carpet laid to the floor. There is a fireplace to the chimney breast with traditional tiled surround, hearth and ornate mantelpiece. The lounge provides access to the dining room and reception room through double partially glazed wooden doors.

The second reception room is also located at the front of the property with another large traditional style bay window that allows light to flow into the room. Like the lounge, the second reception room also benefits from carpet laid to the floor and a traditional dado rail. The reception room provides access to the first floor accommodation via a carpeted stairway. To the chimney breast there is a fireplace with black surround and hearth.

The dining room is located at the rear of the property and features wooden flooring, dado rail and fireplace to the chimney breast with marble surround,

wooden mantelpiece and alcove space either side. The dining room provides access to the rear garden via double French doors and to the kitchen area via wooden partially glazed door.

The recently refurbished kitchen features matching sleek and modern anthracite base, larder and wall mounted units with a quartz worksurface over. The kitchen benefits from an integrated oven, gas hob, wine cooler and dishwasher as well as a modern a modern matte black sink with swan neck mixer tap below a UPVC window overlooking the rear garden. There is space for a free standing fridge/freezer and a matching anthracite vertical radiator. The kitchen provides access to the utility room and garden via a UPVC door. The utility room provides access for freestanding appliances and also houses the four year old Worcester combination boiler. The utility room also benefits from a UPVC window to the side of the property.

To the first floor, the spacious carpeted landing area provides access to four bedrooms, family bathroom, cloakroom and storage cupboard. Bedroom one is located at the front of the property and features a bay window that allows light to flow into the room. There is carpet laid to the floor along with alcove space either side to the chimney breast. The second bedroom is situated at the rear of the

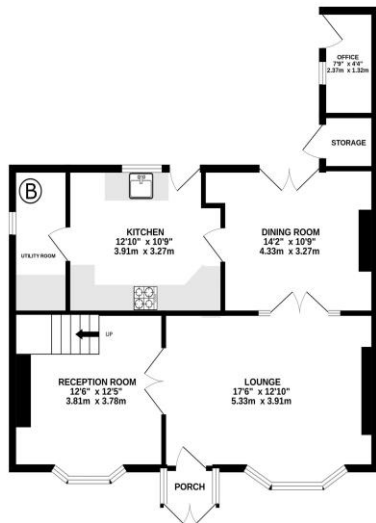
property and features a UPVC window, built in mirrored wardrobes and wood effect laminate flooring. Bedroom three benefits from two UPVC windows to the front of the property, carpet laid to floor and built in storage. Bedroom four features a UPVC window to the front of the property with wood effect laminate flooring. Bedrooms one, two and three are all generously sized double rooms with bedroom four being a good sized single room.

The family bathroom benefits from a matching four piece suite comprising of panel bath, shower cubicle, full pedestal wash hand basin and low level W/C. The family bathroom features tiles to the floors and walls with a patterned border tile around the entirety of the room. The bathroom also features an obscure glazed window to the rear and a stainless steel heated towel rail.

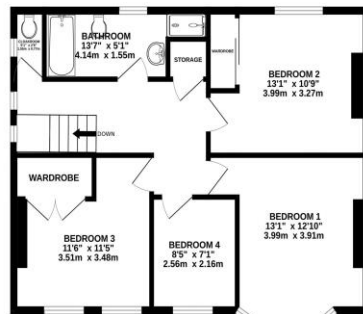
On the first floor, access is also provided to a separate cloakroom which features a low level W/C and an obscure glazed window to the side of the property. There are tiles to the walls with a patterned border tile and carpet laid to the floor.

To the rear of the property, the enclosed and private garden is made up of patio and lawned areas. From the patio area, access is provided to the home office space which features a window overlooking the garden. There is a raised gravelled area and flower bed which fronts the spacious lawned area. The lawn is enclosed by well maintained shrubs and bushes and to the far corner there is a metal storage shed. Side access is provided via a full height wooden gate from the patio which leads to the garage and driveway. The garage (8.5ft X 17.4ft) features a traditional style up and over door to enter.

GROUND FLOOR  
725 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 1370 sq.ft. (127.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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

SATNAV USERS: SA11 5SY

## Tenure

Freehold

## Services

All mains services

Council Tax Band E

EPC Rating D

Viewing strictly by  
appointment through  
Herbert R Thomas

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**hrt** Est. 1926 **RICS**

Energy performance certificate (EPC)		
6 High Street Carmarthen SA11 9UY	<b>D</b>	Valid until: 3 May 2034
		Certificate number: 2885-014-007-7181-7877
Property type	Detached house	
Total floor area	157 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).		
<b>Energy rating and score</b>		
This property's energy rating is D. It has the potential to be C.	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.
<a href="#">See how to improve this property's energy efficiency</a>		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.

