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34 Alexander Road
Rhyddings
Neath
SA10 8EF

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Asking price **£185,000**

A lovingly maintained three bedroom semi detached family home, positioned with a quiet residential area of The Rhyddings and available to purchase with no ongoing chain. The property has only had one owner since construction and is now available to purchase with no ongoing chain.

Sought after location within The Rhyddings

Quiet residential area

Available to purchase with no ongoing chain

Freehold reversion to be completed by current owner

Three bedrooms and three reception rooms

An ideal purchase for a first time buyer

Beautiful landscaped front and rear gardens

Upgraded family shower room

UPVC double glazing throughout

Driveway off road parking





A lovingly maintained three bedroom semi detached family home, positioned with a quiet residential area of The Rhyddings and available to purchase with no ongoing chain. The property has only had one owner since construction and is now available to purchase with no ongoing chain. There is currently a short term leasehold agreement remaining on the property, however, the freehold reversion will take place in readiness for completion of a sale.

The property is entered via a UPVC and glazed panel door into an entrance hallway, with ceramic tiled flooring and full height, partial obscured glazed window to the side. The entrance hallway opens into the dining area, with a staircase rising to the first floor accommodation and doorways leading to the lounge, second sitting room and convenient ground floor cloakroom.

The lounge is located to the front of the property and benefits from fitted carpet laid throughout and a large full length window, flooding the room with natural light. The second reception room was once the attached garage, converted into a sitting room approximately twenty seven years ago. The former garage can now be accessed from the hallway and benefits from fitted carpet flooring, plumbed radiator for heating off the main boiler and windows to both the front and rear elevations.

The dining area is open plan off the hallway and features laminate wood flooring, with a window to the rear enjoying views of the garden. Leading off the dining area is the kitchen, accessed via an archway between the two rooms. The kitchen has been fitted with a matching range of base and wall mounted units, with a laminated work surface over. It offers space for three appliances, as well as a freestanding cooker, benefits from ceramic tiled flooring and has a sink unit to one side. A window and door to the rear allow for light, access and views over the garden.

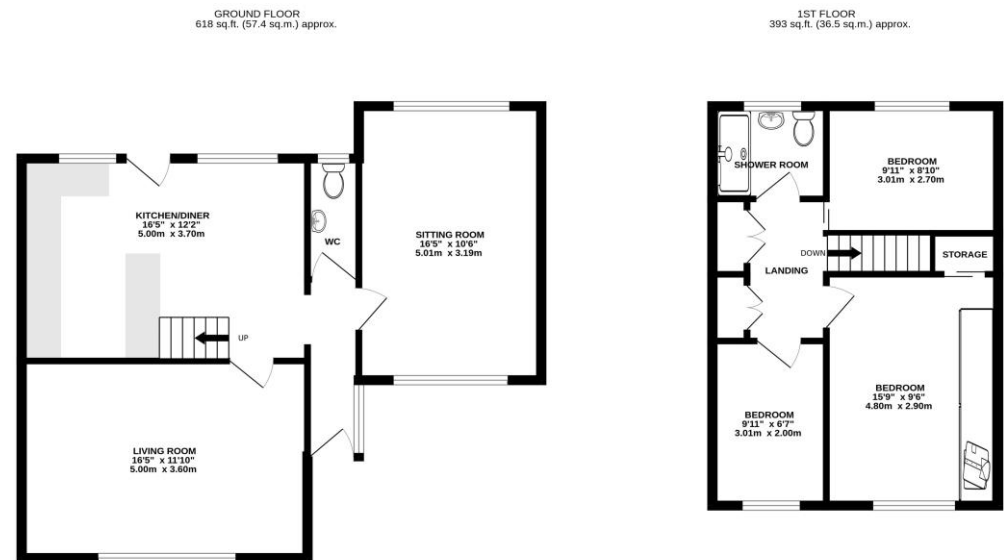
To the first floor, the stairs and landing have a continuation of the same fitted carpet, with the landing giving access to all three bedrooms, generous storage and airing cupboards and the shared family wet room. Bedroom one is located to the front of the property and is a large double bedroom, with fitted carpet flooring, access to a useful overstairs storage cupboard, fitted bedroom furniture and has a large window to the front, enjoying far ranging views. Bedroom three is also located to the front of the property and is a well proportioned single bedroom. It has a continuation of the same fitted carpet as bedroom one, with a window to the front enjoying the same outlook. Bedroom two is located to the rear of the property and is a comfortable sized double bedroom, with fitted bedroom furniture, fitted carpet flooring and a window to the rear enjoying views of the garden.

All three bedrooms share the use of the family wet room that has been recently upgraded to now offer; walk in double shower cubicle with an electric shower fitted, pedestal wash hand basin and low level WC.

There are perspex wall panels to all walls, a glazed shower screen and an obscure glazed window to the rear.

Outside, the property proudly sits between two beautifully landscaped front and rear gardens. The garden to the front is mainly laid to lawn, with a border of mature plants and shrubs. To the side of the garden is a driveway providing off road parking for two vehicles ahead of steps leading to the front door.

To the rear, the immaculate three tiered garden offer ample space to enjoy. There is a large level paved patio area to the first tier, with ornate trellis fencing, a second tier with plant beds and meandering pathways and a level lawned top tier, with access to a large timber storage shed.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 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 8EF

Tenure

Leasehold

40 Years but vendor will purchase Freehold
Reversion

Services

All Mains Services Leasehold - (Less than 40 years
left)Freehold Reversion will be purchased before
completion Ground Rent - £10 Per Annum
Council Tax Band C
EPC Rating

Viewing strictly by
appointment through
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hrt Est. 1926 **RICS**

Energy performance certificate (EPC)		
34 Alexander Road Brynmawr NEATH SA11 8EF	Energy rating D	Valid until: 3 July 2034
Certificate number: 4134-2623-8368-0017-8296		
Property type	Semi-detached house	
Total floor area	101 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 D. 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

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.

