

hrt
herbert r thomas

104 London Road
Neath

SA11 1HN

hrt.uk.com



104 London Road

Asking price **£230,000**

A deceptively spacious and very well presented four bedroom end of terrace town house, conveniently positioned just a short and level walking distance to Neath Town Centre.

New to the market in over 30 years

A deceptively spacious end of terrace town house

Lovingly maintained by the current owners

Positioned within a well regarded area of Neath

Just a short and level stroll to all the amenities of Neath Town Centre

Two large reception rooms

Three double bedrooms to the first floor plus impressive loft conversion bedroom

Beautiful enclosed courtyard garden to the rear

Detached single garage





Located within a well regarded area close to Neath Town Centre, this deceptively spacious four bedroom town house would make an ideal purchase for a growing family. The property has been lovingly maintained by the same owners for over thirty years and features an abundance of original features

The property is entered via a solid wood door into an entrance porch, with original pattern tiled flooring and an original solid wood and glazed panel storm door providing access into the hallway. The hallway is a warm and inviting space, with fitted carpet flooring, ornate dado railing, skirting boards, archway cast mouldings and has doorways leading to both reception rooms.

The main lounge is located to the front of the property and is partially divided by an archway flanked with obscure glazed windows.

The room features a large bay window to the front, ornate coving with picture rail, fitted carpet flooring and has the original chimney breast still in place now offering a focal decoration to the room.

The sitting room leading off the lounge has a continuation of the same carpet flooring as the lounge and features two windows to the side plus French doors to the rear, flooding the room with natural light.

There is a continuation of the same ornate coving with picture rail as the lounge and the room features a working gas fireplace, set on a marble hearth with wooden surround. To the rear of the hallway a doorway gives access to the dining room, with a large side window, wood laminate flooring, access to a useful understairs storage cupboard and features a contemporary gas stove burner, set within an original chimney breast with an ornate wooden surround. A doorway to the rear of the room leads into the kitchen extension.

The kitchen has been fitted with a matching range of cream coloured base units, with a butchers block effect laminated worksurface over. The kitchen offers an eye level oven with grill, integrated under counter fridge and freezer, tiled flooring, tiled splashbacks and offers space for one appliance.

There is a window to the side positioned above the sink unit and a further large sky light provides ample natural light. A doorway to one side provides access into the rear courtyard garden.

To the first floor, a split level landing with a continuation of the same fitted carpet as the hallway provides access to all three bedrooms, the family bathroom and a second fixed staircase to the loft bedroom.

Bedroom one is the largest of all the bedrooms. It is positioned at the front of the property and benefits from a large bay window, plus a second front window. The room has fitted carpet flooring, ornate ceiling coving, has access to a useful storage cupboard and features a cast iron focal fireplace to one wall. Bedroom two is a good sized double bedroom with a window to the rear enjoying views of the courtyard, with fitted carpet flooring and an ornate cast iron focal fireplace to one wall. The third bedroom is a good sized single bedroom, with a window to the side, an airing storage cupboard housing the gas combination boiler, fitted carpet flooring and benefits from a cast iron focal feature fireplace.

A secondary fixed staircase off the landing provides access to a spacious attic conversion room, recently fully replastered and offers plumbed radiators, a ceiling velux window plus a further upright window to the front and power supply. All the bedrooms share the use of the family bathroom.

The bathroom is located on the first floor and has been fitted with a white three piece suite comprising; panel bath, low level WC and a pedestal wash hand basin. There is full height tiling to all walls, laminate wood flooring, clad ceiling and an obscure glazed window to the side.

Outside to the front of the property is a well presented and low maintenance enclosed garden, laid mainly to slate chipping stones and features an original tiled pathway accessed via a half height wrought iron gate that leads to the front door. To the rear there is a fully enclosed courtyard garden, laid mainly to paving stones, with raised plant borders offering a large variety of shrubs and flowers. The side stone wall has a tall wooden pedestrian gate providing access to the adjoining street, where the main garage door can be accessed. The garage has a traditional up and over door and would allow for off road parking for one car.





Directions

SATNAV USERS: SA11 1HN

Tenure

Freehold

Services

All mains services
Council Tax Band D
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com



**AWAITING
EPC**

hrt
herbert r thomas

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

hrt Est. 1926



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.

