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15 Ffrwd Vale
Neath,
Neath Port Talbot,
SA10 7BA

15 Ffrwd Vale

Asking price **£480,000**

An impressive four double bedroom detached family home, positioned on a generous corner plot, in one of Neath's most sought after residential areas close to the town centre.

Beautifully presented detached family home

Situated in the sought after development of Ffrwd Vale, Neath

Available to purchase with no ongoing chain

Within close walking distance to reputable schools and Neath Town Centre

Spacious living accommodation to include two large open plan reception rooms

Impressive sized kitchen/breakfast room

Four large double bedrooms, Master with en-suite shower room and walk in wardrobe

Immaculate landscape gardens on a generous corner plot

Driveway off road parking and garage





Positioned on a generous corner plot with immaculately presented landscaped gardens, is this beautifully presented and deceptively spacious detached family home.

The property has been lovingly maintained by the same owners for over forty years and will now be available to purchase with no ongoing chain. It is located within pristine residential development of Ffrwd Vale, arguably one of Neath's most sought after areas and offers convenient access into the town centre.

The property is entered via a UPVC and glazed panel door into a light and inviting entrance hallway, laid to one part ceramic tiles and benefits from with a large window to the front and side elevations. A slight step up continues into the hallway, with fitted carpet flooring, fixed staircase to the first floor and doorways providing access to the family room, boiler room, utility room, lounge/diner, cloakroom and kitchen/breakfast room.

The family room is a large L-shaped reception space, featuring three large windows, two to the side and one to the front elevation and has a continuation of the same carpet flooring as the hallway.

The impressive sized open plan family room is an ideal space for a large or growing family to enjoy comfortably. The room currently has a partial sub dividing wall between the sitting area and formal dining space. There is a continuation of the same fitted carpet flooring as the hallway, wood cladding to both ceilings and benefits from two large windows to the front elevation.

A second doorway leads off the dining area into the large kitchen/breakfast room. The kitchen has been fitted with a matching range of up cycled solid oak base and wall mounted units, with a unique brick built pedestal currently housing the eye level

double oven. The kitchen offers an abundance of food preparation space, a composite sink unit positioned below a large window to the side, a four burner induction hob set below an extractor hood, offers space for fridge/freezer and has a breakfast bar area providing a natural division between the kitchen and seating areas. There is an ornate archway with built in wine storage, a smaller window to the rear and tiled flooring throughout.

Back off the hallway the remaining doorways give access into the useful cloakroom, fitted with a white two piece suite and the generous sized utility room. The utility room (previously the original kitchen) features wood effect vinyl flooring, a fitted stainless steel sink unit, space and plumbing for white goods, alcove shelving storage and has a window with a pedestrian door to the rear, allowing access into the garden. The utility room would make an ideal conversion into a combined ground floor shower/utility room to take full advantage of the space on offer.

To the first floor the landing provides access to all four bedrooms, the family bathroom and a good sized airing storage cupboard. The Master bedroom is a very large double bedroom featuring fitted carpet flooring, a window to the side enjoying views over the close, a walk in double wardrobe closet and an alcove dressing area space. The room benefits from its own private en-suite shower room, fitted with a white three piece suite to include; curved double corner shower cubicle, low level WC and pedestal wash hand basin. There is a continuation of the same fitted carpet flooring as the bedroom, tiled splashbacks to wet areas and an obscure glazed window to the rear.

Bedroom two is another large double bedroom featuring fitted carpet flooring, a window to the side also enjoying views of the

close and benefits from floor to ceiling built in wardrobe storage to one side. Bedrooms three and four are comfortable sized double bedrooms, each with a window to the front, fitted carpet flooring and bedroom three benefits from built in wardrobe storage. The three bedrooms all share the use of the family bathroom, fitted with a white three piece suite to include; panel bath, low level WC and a pedestal wash hand basin. The bathroom has fitted carpet flooring, splashback tiling to all wet areas and an obscure glazed window to the rear.

Outside the property is positioned on a generous corner plot within the centre of the development. The front and side gardens have been meticulously maintained and offer an abundance of eye catching plants, flowers and shrubs. The garden area is mainly laid to lawn with a concrete pathway surrounding the property and giving access through the lawned area to the front door. There is a driveway to the side of the garden providing off road parking for two vehicles ahead of the adjoins garage. A tall wrought iron gate to the rear allows access into the private and enclosed courtyard garden, laid mainly to paving stone with ornate flower and plant borders.





Directions

SATNAV USERS: SA10 7BA

Tenure

Freehold

Services

All Mains Services

Council Tax Band F

EPC Rating D

Viewing strictly by
appointment through
Herbert R Thomas

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08/10/2021, 18:13 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
13 Road Vale SA10 7BA	Energy rating D	Valid until: 7 October 2031 Certificate number: 6950-580-6622-3107-1083

Property type	Detached house
Total floor area	203 square metres

Rules on letting this property

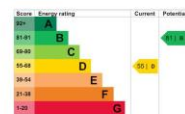
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/domestic-private-rented-properties-current-energy-efficiency-related-landlord-guidance>.

Energy efficiency rating for this property

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

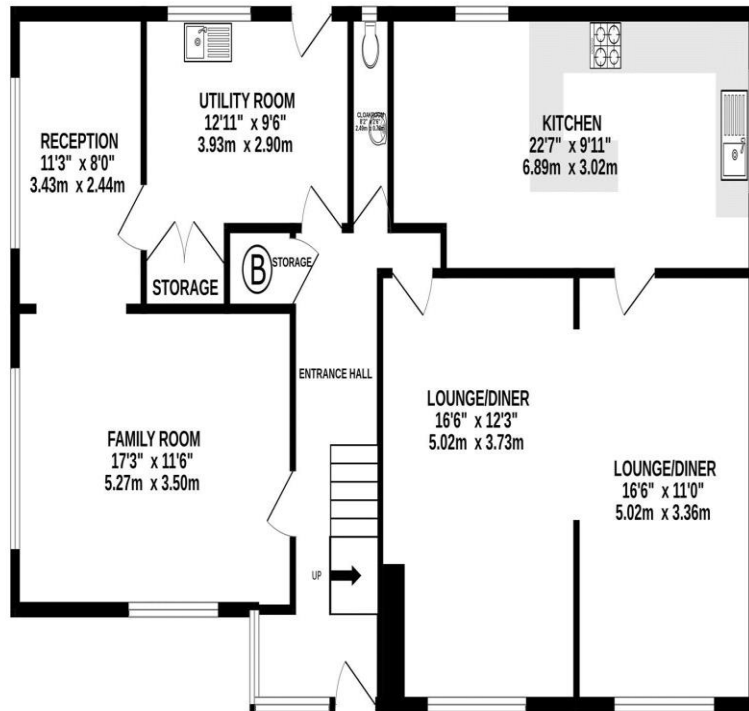
<https://find-energy-certificates.digital.communities.gov.uk/energy-certificates/6950-580-6622-3107-1083/summary>

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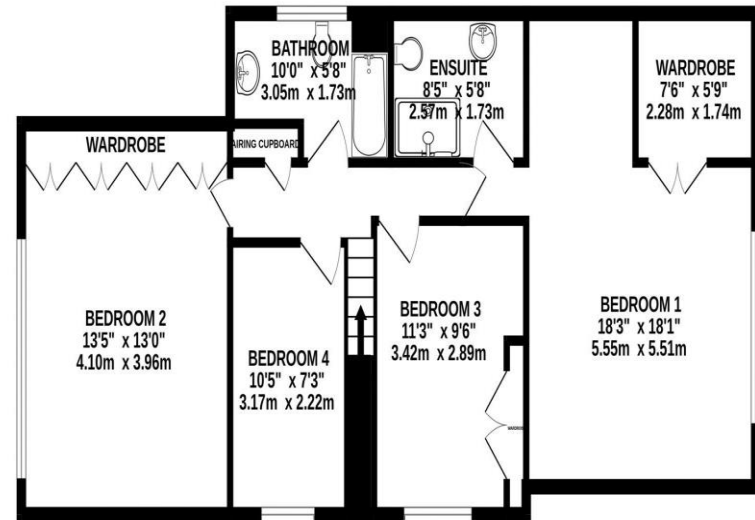
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
1151 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 1944 sq.ft. (180.6 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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