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12 The Pines

Cilfrew

Neath

SA10 8AL

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Offers In The Region Of
£330,000

New to the market since its construction, is this deceptively spacious four/five bedroom split level detached family home, occupying a large corner plot on a sought after cul-de-sac within Cilfrew, Neath.

A deceptively spacious four/five bedroom detached property

First time to the open market since its construction in the early 1980's

Available to purchase with no ongoing chain

Positioned on a generous corner plot (approx. 0.75 acres) on a sought after cul-de-sac within Cilfrew

Incredibly private outlook surrounded by greenery

Reputable local schools and amenities just a short stroll away

Convenient commuter access to the A465 and M4

Two reception rooms plus master bedroom with ensuite

Driveway off road parking

Detached double garage with lower ground workshop





Nestled amongst serene greenery on a generous corner plot totaling approximately 0.75 acres, is this deceptively spacious three storey split level family home. Designed and built in the early 1980's, the property has been incredibly well maintained by the same owner since its construction and would make an ideal home for a large or multi-generational family.

The property is entered via a solid wood and glazed panel door into the light and inviting entrance hallway.

The entrance hallway is positioned on the middle floor, with two fixed staircases leading to the first floor and lower ground accommodation. The area has been laid to laminate wood flooring and provides access to three bedrooms, the cloakroom and a useful storage cupboard.

The first of the three bedrooms on this floor is a large double bedroom (bedroom two) with fitted carpet flooring and a window to the front enjoying views of the garden. The two remaining bedrooms on this floor are generous sized single bedrooms, both with fitted carpet flooring. One room has a window to the front (bedroom four) enjoying the same view as the double bedroom and the other has a window to the side (bedroom three) and further benefits from built in wardrobe storage. The cloakroom has tiled flooring, an obscure glazed window to the front and has been fitted with a modern white two piece suite.

To the lower ground floor is the main living accommodation, all accessed off an internal hallway laid to laminate wood flooring. The bright and spacious lounge has fitted carpet flooring, a large window to the rear enjoying views over the garden and a set of sliding patio doors to the side, allowing for access onto the patio.

The dining room is a well proportioned space, easily allowing for a large dining table and chairs. It features a window to the rear enjoying the same view as the lounge window, fitted carpet flooring and has an art deco style feature wood and glazed panel wall to one side.

The kitchen is another spacious room, fitted with a matching range of contemporary wooden base and wall mounted units, with a laminated worksurface over. It offers an abundance of integrated appliances to include; under counter fridge, under counter freezer, electric oven with four burner ceramic hob, dishwasher and washing machine. There is a stainless steel sink unit positioned below a large rear window, a further window to the side, a larder unit to one wall currently housing a modern gas combination boiler and a door to the side allowing for access to the garden. The kitchen further benefits from tile effect vinyl flooring, tiled splash backs and a lowered breakfast bar unit to one side.

To the first floor the carpeted landing area provides access to the master bedroom, the family bathroom, an airing storage cupboard and a second reception room and/or bedroom.

The master bedroom is a good sized double bedroom with a window to the rear providing far ranging rural views and has access to its own private ensuite shower room. The room further benefits from built in wardrobe storage and fitted carpet flooring.

The ensuite shower room has been fitted with a contemporary white three piece suite comprising; corner shower cubicle with glazed shower screen, low level WC and a vanity wash basin with drawer storage below. The room has tile effect vinyl flooring, splashbacks to all wet areas and an obscure glazed window to the rear.

The second reception room and/or double bedroom is an impressive sized space featuring fitted carpet flooring and windows to two aspects offering beautiful rural views.

The family bathroom has been fitted with a coloured three piece suite comprising; panel bath, low level WC and a vanity wash hand basin set within an ornate marble effect unit.

Outside the property sits centrally on a private plot totalling approximately 0.75 acres. The grounds are well established and the front garden has been very well maintained.

A driveway off the road side provides off road parking ahead of a large detached double garage.

The garage has a traditional up and over main access door and benefits from power supply. Steps to the side of the garage provide the main route down to a widening stepped pathway towards the frontage of the property. Beneath the garage a doorway provides access into a good sized workshop space, fitted with a workbench and benefits from power supply.

The main front garden is mainly laid to lawn, with an abundance of mature shrubs planted on and around the border for privacy and a meandering paved pathway providing an alternative way of accessing the driveway.

Ahead of the main front door there is a level brick paved patio space which continues to wrap around to create a pathway around the property. To one side there is a paved patio area conveniently accessed via the sliding patio doors off the main lounge. To the rear of the property is a generous sloped garden, surrounded by established trees and shrubs and has fixed steps positioned centrally that provide access down.



Directions

SATNAV USERS: SA10 8AL

Tenure

Freehold

Services

All mains services

Council Tax Band E

EPC Rating

Viewing strictly by
appointment through
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**AWAITING
EPC**

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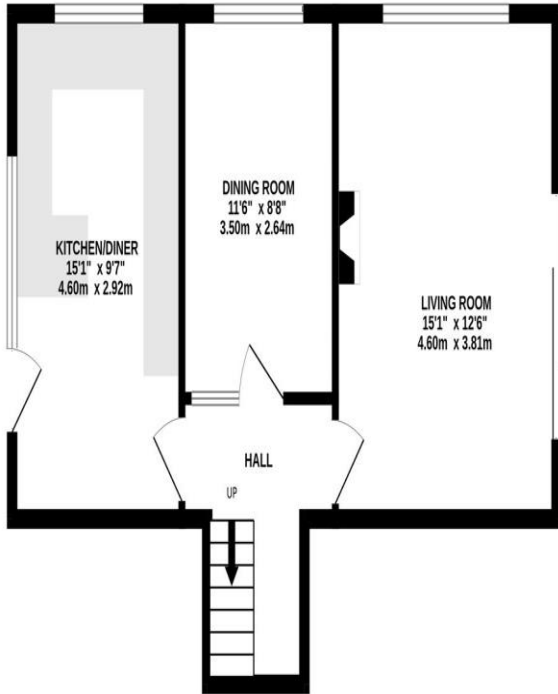
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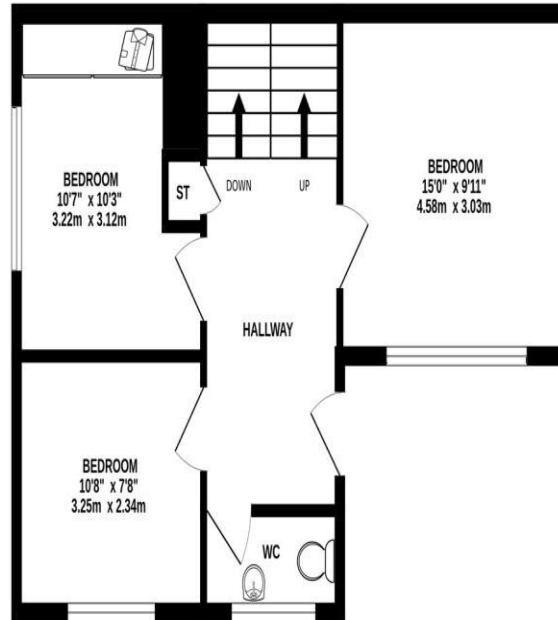
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



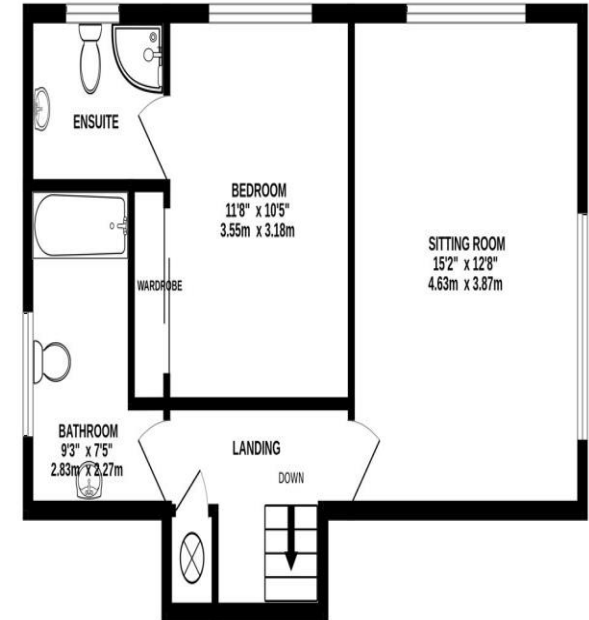
GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 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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