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7 George Street  
Neath, Neath Port Talbot,  
SA11 1TT



## 7 George Street

Asking price **£100,000**

A deceptively spacious three bedroom mid terrace family home, situated within a popular location of Neath and positioned with enviable scenic views to the rear.

A spacious three bedroom mid terrace property

Available to purchase with no ongoing chain

In need of internal decorative updating

Positioned within a popular area close to Neath town centre

Generous street parking

Two reception rooms

Three good sized bedrooms

UPVC double glazing throughout

Modern gas combination boiler fitted

Large level garden with scenic rural views









An ideal first time buyer property or purchase for an investor looking to take on a project that only requires cosmetic updating. This charming three bedroom mid terrace property is located within a popular residential area and offers convenient access to the town centre of Neath.

The property is entered via a wood effect UPVC and glazed panel door into an entrance hallway, with fitted carpet flooring, staircase rising to the first floor accommodation and a sliding glazed panel door providing access into the first of two reception rooms.

The central lounge features a stone feature fireplace with alcove shelving to one wall, useful understairs open alcove storage, a UPVC window to the rear and fitted carpet flooring. An archway to one side of the room allows for access into the front reception area. The room has a further stone feature fireplace to one wall with alcove cupboard storage, fitted carpet flooring and a UPVC window to the front.

A doorway leading off the central reception room provides access into the kitchen. The room has been fitted with a matching range of base and larder style units, with a stainless steel unit positioned below a

UPVC window. A concertina style door opens up to a useful understairs pantry storage area and to the rear of the room, an inner hallway allows of access to the garden and ground floor shower room. The shower room has been fitted with a white three piece suite and has an obscure UPVC window to the rear.

To the first floor, the split level landing provides access to all three bedrooms. Bedroom one is a spacious double bedroom benefitting from fitted carpet flooring, alcove wardrobe storage and two UPVC windows to the front. Bedroom two is a large double bedroom benefitting from fitted carpet flooring and a

UPVC window to the rear. Bedroom three is a comfortable double bedroom with the added addition of a plumbed sink unit and WC. The room benefits from fitted carpet flooring, a UPVC window to the side and built in wardrobe storage that currently houses the modern gas combination boiler.

Outside, the enclosed level rear garden has been mainly laid to concrete pathways and patio stones. There are some raised planters to one side, a green house to the rear and the garden enjoys far ranging town views.





### Directions

Sat Nav Users SA11 1TT

### Tenure

Freehold

### Services

All Mains Services  
Council Tax Band B  
EPC Rating E

Viewing strictly by appointment through  
Herbert R Thomas

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herbert r thomas

33 Alfred Street, Neath, West Glamorgan,  
SA11 1EH,  
01639 639541  
[neath@hrt.uk.com](mailto:neath@hrt.uk.com)

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

English | [Gwent](#)

### Energy performance certificate (EPC)

Local Plan SA11 1TT	Property <b>E</b>	100 GWh 19.637 kWh
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Property type: Mid-terrace house  
Total floor area: 86 square metres

#### Rules on letting this property

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

#### Energy rating and score

This property's energy rating is E. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

**Breakdown of property's energy performance**

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.



