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27 Stanley Place
Cadoxton
Neath
SA10 8BE

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Asking price **£295,000**

Situated at the head of a quiet cul-de-sac within the sought after Cadoxton village, is this immaculately presented three bedroom detached family home.

A deceptively spacious detached family home

Available to purchase with no ongoing chain

Occupying a head of cul-de-sac position

Nestled within a quiet residential area

Within walking distance to local village amenities and schools

Offering convenient commuter access to the A465 link road and Jct 43 of the M4

Less than a fifteen minute level walk into Neath town center

Three reception rooms including conservatory

Private low maintenance enclosed rear garden

Driveway off road parking plus garage





Proudly positioned at the head of a cul-de-sac within a sought after development within Cadoxton, this immaculately presented three bedroom detached family home would make an ideal purchase for a family looking to settle into a welcoming village community. The property has undergone significant improvement, both internally and externally by the current vendors and is now available to purchase with no ongoing chain.

The property is entered via a UPVC and glazed panel side door into a light and inviting entrance hallway. The hallway provides a central access point for the useful ground floor cloakroom, the staircase providing access to the first floor landing, cloaks storage cupboard and doorways that lead into the lounge and kitchen.

The lounge is located to the front of the property and is a bright and spacious reception room. It benefits from a large bow window to the front with purpose fitted ornate wooden window shutters, laminate wood flooring, a focal feature ornate gas fireplace to one wall and a doorway to the rear giving access into the dining room.

The dining room features laminate wood flooring and is conveniently positioned next to the kitchen. The room can comfortably hold a large dining table and chairs and benefits from UPVC double doors with fitted ornate wooden full length shutters giving access through into the conservatory extension.

The conservatory features UPVC windows to three sides, a pitched polycarbonate ceiling, tiled flooring and a pedestrian door to one side providing access out onto the garden.

The kitchen is located to the rear of the property and has been fitted with a matching range of wooden base and wall mounted units, with a black marble effect granite worksurface over. It features an electric integrated oven with four burner gas hob and contemporary extractor hood over, integrated under counter fridge and freezer, a stainless steel sink unit with swan neck mixer tap, windows to both the side and rear elevations, tile effect vinyl flooring, splashback tiling to walls and a doorway to the rear providing access to the garden.

The staircase rising to the first floor accommodation has fitted carpet laid which continues through onto the first floor landing.

The landing gives access to all three bedrooms and the family bathroom. Bedrooms one and two are very similar sized double bedrooms, each offering large windows with ornate wooden shutters fitted.

Bedroom one benefits from an abundance of fitted wardrobe storage and fitted carpet flooring. Bedroom two benefits from access to a useful airing storage cupboard, currently housing a modern gas combination boiler and fitted laminate wood flooring.

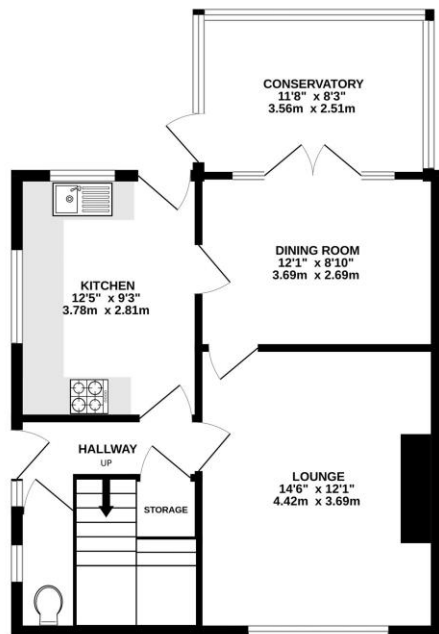
Bedroom three is a well-proportioned single bedroom located to the rear of the property, offering ornate wooden shutters fitted to the window and real exposed floorboards for flooring. All the bedrooms share the use of the recently upgraded family bathroom.

This deceptively spacious room has been fitted with a contemporary white three piece suite comprising; panel bath, vanity wash hand basin with cupboard storage below, low level WC and a large walk-in double shower cubicle with mains shower unit fitted. The room has full floor and wall contemporary tiling, a wall mounted chrome heated towel rail, mirrored wall mounted cabinet and an obscure glazed window to the side.

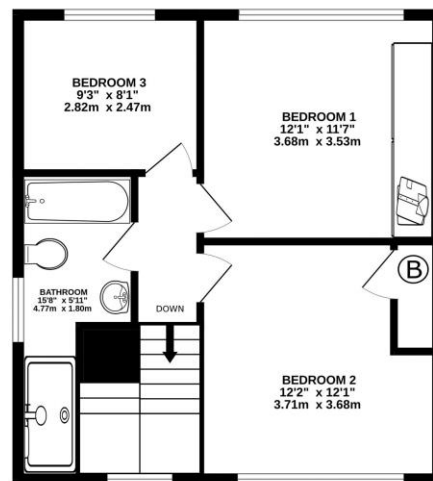
Outside to the front of the property, a brick pavia driveway has been laid to one side providing off road parking for three vehicles ahead of the link detached garage. Directly in front of the property there is low maintenance established front garden, laid mainly to ornate stone chippings with mature shrubs and a chain link boundary fence. The garage has a traditional up and over garage door and benefits from power supply, lighting and waste water drainage to install a washing machine.

The garage has a pedestrian door to the rear providing convenient access directly into the enclosed rear garden, with a tall side gate for alternative access. The rear garden has been beautifully landscaped to provide a private, low maintenance space to enjoy. There is a large level patio area, with paved pathways leading to a second tiered patio area and a gravel stone section with a stepping stone pathway leading to a corner rockery, laid to an abundance to mature plants and shrubs.

GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.





Directions

SAT NAV USERS SA10 8BE

Tenure

Freehold

Services

All Mains Services
Council Tax Band E
EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)		
27 Stanley Place Cardiff NP47E SA10 8BE	Energy rating C	Valid until: 27 March 2034
		Certificate number: 6634-2427-1368-0343-8222

Property type: Detached house
Total floor area: 94 square metres

Rules on letting this property

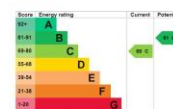
Properties can be let if they have an energy rating from A to E.

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 C. 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.

