

hrt
herbert r thomas

16 Ffrwd Vale
Neath

SA10 7BA
hrt.uk.com



16 Ffrwd Vale

Asking price £420,000

An impressive detached four bedroom property situated in one of Neath's most sought after residential areas with a beautifully landscaped garden, off road parking and located nearby to local amenities.

An immaculately presented four bedroom detached property

Located in a highly sought after development in Neath

Situated nearby to local amenities such as shops, schools, restaurants and Railway Station

Convenient commuter access to the A465 and M4 motorway

Driveway and garage for off road parking

Spacious open plan lounge/diner

Family bathroom to the first floor with four piece suite

Beautifully landscaped enclosed rear garden

Garage with electric door and power throughout

Viewings highly recommended





To the front of the property, a large concrete laid driveway leads on to the garage which has the benefit of an electric garage door and power throughout. The remaining part of the front garden is made up of a gravel area with flower beds bordering the perimeter. Side access is provided to the rear garden via a full height wooden gate to the left side of the property.

Upon entering the property, a UPVC door provides access to the entrance porch. There are tiles laid to the floor and access is granted to the hallway via a second UPVC door. The carpeted entrance hallway provides access to the reception room, kitchen, cloakroom, garage and stairway leading to the first floor accommodation. The spacious reception room features a matching carpet as the hallway with a UPVC window overlooking the front garden and sliding patio doors that lead out to the rear garden. The lounge section of the room benefits from a wooden partially glazed door and partition, that section of the room from the hallway but still allow light to flow through the space. There are wall lights to the lounge section . From the dining section, another partially glazed wooden door provides access to the hallway area.

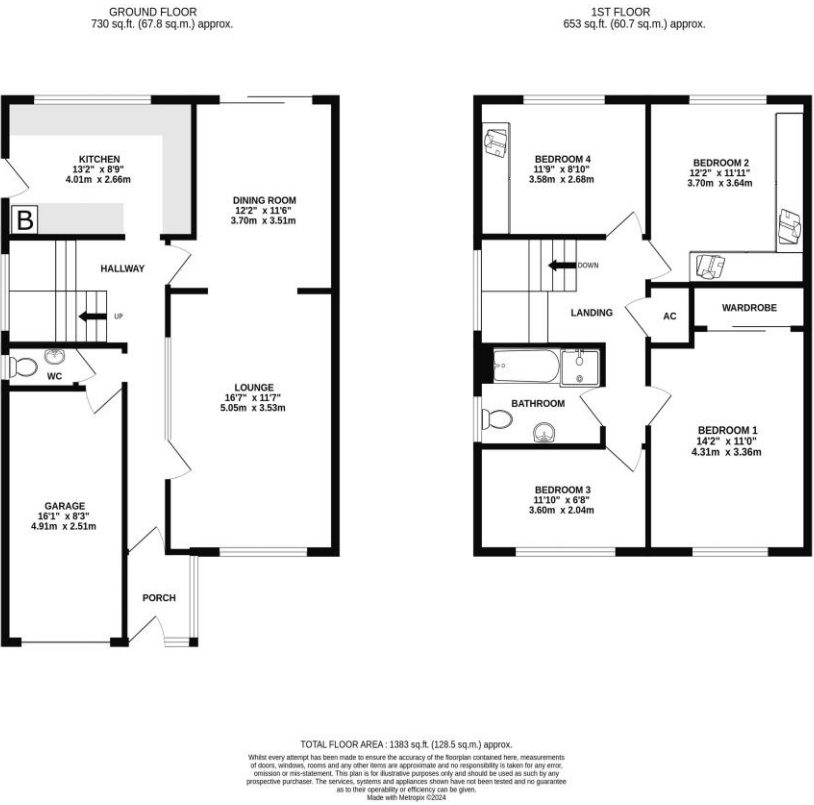
The kitchen features a range of matching base and wall hung cabinets with space for one appliance under. The kitchen benefits from a selection of integrated appliances, including fridge, freezer, gas hob, and double oven . The kitchen also features wall hung display cabinets which are situated above an integrated breakfast bar area. There is a stainless steel sink with waste disposal and drainer below a large UPVC window overlooking the rear garden. The kitchen also features from tile effect cushion flooring to the floor and tiled walls and provides access to the rear garden via a UPVC door. The ground floor also benefits from a cloakroom which features a low level W/C and wall hung wash hand basin. There is an obscure glazed window, tiles laid to the floor and marble effect Perspex cladding to the walls.

To the first floor, the carpeted landing area provides access to the four bedrooms and family bathroom. Bedrooms one and four are located at the front of the property with UPVC windows overlooking the front garden. Bedrooms two and three are located at the rear of the property and feature windows overlooking the rear garden. Bedrooms one and two are generously sized double rooms with built

in storage and carpet laid to floor. Bedrooms three and four are spacious single rooms, again, with carpet laid to floor.

The family bathroom features a matching four piece suite comprising of panel bath, shower cubicle, full pedestal wash hand basin and low level W/C. There is an obscure glazed window to the side of the property and tiles to the floor and walls. The family bathroom also has the benefit of a stainless steel effect heated towel rail.

To the rear of the property, the enclosed and beautifully landscaped garden is made up of patio and lawned areas. The patio area hugs the edge of the property and follows onto a pathway that leads out to the side access gate. Stepping stones on the lawn then flow down to the end of the garden which features a timber frame shed which provides additional storage. The rear garden benefits from flower boarders either side with mature shrubs plants. The garden acts as a real sun trap, with several areas within the garden getting sun all day long.





Directions

SATNAV USERS: SA10 7BA

Tenure

Freehold

Services

All mains services

Council Tax Band E

EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

Energy performance certificate (EPC)		
10 Alfred Tole NEATH SA10 7BA	Energy rating C	Valid until 18 August 2014
		Certificate number: 5034-6028-7405-6186-1296
Property type Detached house		
Total floor area 118 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)

<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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-44	G		
2-34			

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.

