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83 Neath Road

Pontardawe,

Swansea SA8 3EH

# 83 Neath Road

Asking price £250,000

Nestled within the heart of the charming village of Rhos, over a hundred years ago this was a village public house, then later converted into a cherished family home for many decades, is this traditional three bedroom detached property with separate outbuildings one of which is currently used as a hair salon.

A residential detached property

Situated within the sought after village of Rhos

Available to purchase with no ongoing chain

Offering convenient commuter links to Pontardawe and Neath

Positioned on a generous plot, ideal for development (subject to successful planning approval)

South facing garden

An ideal investment for a developer and/or persons looking to run a business from home

Three reception rooms and three double bedrooms

Detached workshop, garage and outbuilding (currently fitted out as a hair salon)

Off road parking





First time to the market for many decades and available to purchase with no ongoing chain, is this deceptively spacious three bedroom detached family home.

The property is nestled within the heart of the much sought after village of Rhos and is positioned on a generous plot, making an ideal investment for persons looking to enhance or extend the current dwelling (subject to obtaining planning approval). The property further benefits from multiple outbuildings, including a prime positioned retail space and currently utilised as a successful hair salon.

The property is entered via a UPVC and glazed panel front door into the central entrance hallway, with doorways leading off either side to two of the three reception rooms. The two front reception rooms feature UPVC double glazed windows to the front and benefit from ornate Art Deco style feature fireplaces. The living room boasts full height alcove storage cupboards to each side of the fireplace and has a doorway to the rear giving access to the dining room. The dining room has a fixed staircase providing access to the first floor accommodation, a window to the rear and features an Art Deco style fireplace to one wall. The room is open plan to the rear hallway, with a door giving access to

the garden, access to a useful understairs storage cupboard and a further internal door leading into the kitchen.

The kitchen has been fitted with a matching range of base units and features all mounted shelving for display and storage. The room benefits from both side and rear windows, a fitted stainless steel sink unit and offers space for free standing cooker, fridge/freezer and one appliance.

To the first floor at the head of the stairs, the landing area gives access to all three double bedrooms and the shower room. Bedrooms one and two are located to the front of the property. Both bedrooms have a window to the front and bedroom one features built in alcove storage. Bedroom three and the shower room are located to the rear of the property, each with windows overlooking the garden.

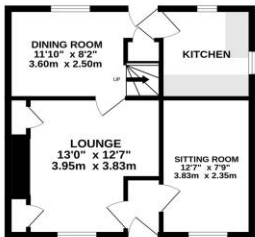
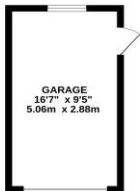
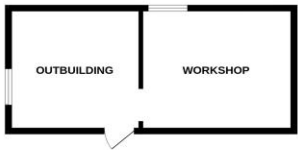
The shower room has been recently upgraded to offer a walk in double shower cubicle with half height glazed enclosure and an electric shower fitted. The remaining fitted suite includes a white low level WC and pedestal wash hand basin. There is Perspex wall cladding to all wet areas and the room benefits from an airing storage cupboard, currently housing the gas combination boiler.

Outside to the front of the property, the boundary to the front is enclosed by a half height solid stone wall, with a concrete level front courtyard garden. There is a driveway to the side of the property, providing off road parking for one vehicle ahead of the detached single garage. The garage has a traditional up and over garage door, with a further pedestrian door at the rear.

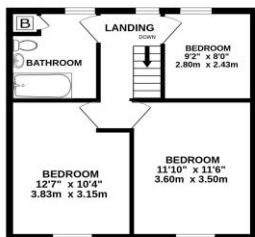
Adjacent to the driveway, a further outbuilding is currently fitted out for commercial purposes. The dwelling is currently rented out by the current vendors on an informal basis as a hair salon. The current tenant of the hair salon is prepared to vacate if or when the new purchasers require. The unit has previously also been used as a village butchers/shop successfully. The building benefits from a shop frontage (large UPVC window and pedestrian door), water supply and electric.

To the rear, the property is positioned on a larger than average plot, a south facing garden with a level concrete patio area and a slightly sloped, vast lawned space. Within the garden there is an original, solid construction outside toilet and at the very rear of the garden, a substantial solid built outhouse. The scope of the plot allows for potential buyers to consider development of the existing site, or significant expansion of the current property (both subject to obtaining planning approval).

GROUND FLOOR  
850 sq ft. (79.0 sq.m.) approx.



1ST FLOOR  
429 sq ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA - 1279 sq ft. (118.6 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 guidance purposes only and should be used as such for 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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## Directions

Sat Nav: SA8 3EH

## Tenure

Freehold

## Services

Water - Electric - Gas - Drainage

Council Tax Band D

EPC Rating E

Viewing strictly by  
appointment through  
Herbert R Thomas

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## Energy performance certificate (EPC)

Address 33 Alfred Street Neath, SA11 1EH	Energy rating <b>E</b>	Valid until 7 January 2018
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Property type Detached house	Total floor area 85 square metres
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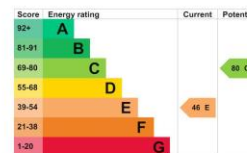
## Rules on letting this property

Properties can be let if they have an energy rating from A to G.  
You may need [additional information](#) for landlords on the regulations and exemptions. [View details](#) on the landlord exemption website.

## Energy rating and score

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

[See how to improve the property's energy efficiency](#)



The graph shows the 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

## 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.

