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herbert r thomas

47 Underwood
Road
Cadoxton,
Neath,
Neath Port Talbot
SA10 8BY

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47 Underwood Road

Asking price **£190,000**

A spacious and beautifully refurbished semi detached property, situated within the sought after village of Cadoxton and offering convenient access to local amenities and the A465.

A beautifully refurbished semi detached house

Situated within a quiet cul-de-sac on the periphery of the sought after village of Cadoxton

An ideal purchase for first time buyers or parties wishing to downsize

One large open plan reception room plus impressive kitchen/diner extension

Separate utility room

Two good sized double bedrooms

Upgraded family bathroom to first floor

Driveway off road parking to the front

Generous enclosed rear garden





A rare opportunity to purchase a recently refurbished two bedroom semi detached property, situated in a well regarded area within the popular village of Cadoxton.

The property is entered via a UPVC and glazed panel door into an entrance hallway, with a fixed staircase rising to the first floor accommodation and a doorway leading into the large open plan lounge. The lounge is flooded with natural light from a large UPVC double glazed window to the front and features an ornate wooden fire surround set upon a marble hearth to one wall. The full room features a continuation of the same wood effect laminate flooring as the hallway, with an archway providing a natural room divide within the large open space. At the rear of the room a doorway leads through into the impressive kitchen/diner extension.

The kitchen has been fitted with a matching range of contemporary base and wall mounted units, with a marble effect granite worksurface over and a complimenting stand alone island

unit positioned centrally within the room. It offers space for one appliance, space for a fridge/freezer, includes the range style cooker with contemporary extractor hood over and has a stainless steel sink unit with swan neck mixer tap positioned below the UPVC double glazed rear window. The room benefits from laminate wood flooring, a second window to the side within the dining space, a rear door providing access to the garden and a doorway leading off into a separate utility room.

The utility room is generous in size, allowing for multiple white goods, storage and houses the modern gas combination boiler. It has a continuation of the same flooring as the kitchen, is fitted with a radiator and has a window to the side.

To the first floor, the stairs and landing are fitted with modern carpet flooring, which continues through into the two double bedrooms. Bedroom one is located to the front of the property. It is

a large double bedroom benefitting from a UPVC double glazed window to the front and built in wardrobe storage.

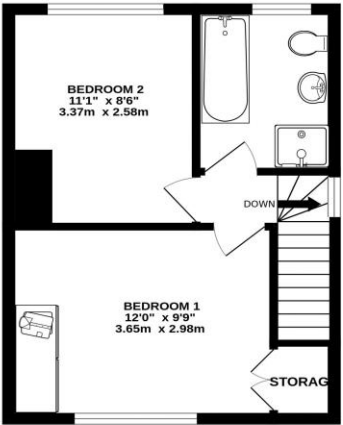
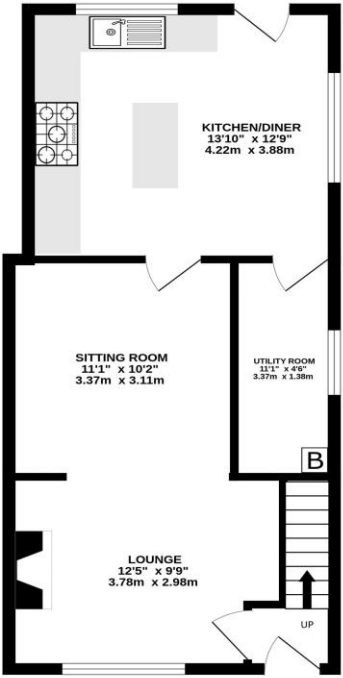
Bedroom two is another comfortable sized double bedroom benefitting from a UPVC double glazed window to the rear, enjoying far ranging views.

Both the bedrooms share the use of the bathroom. It has been fitted with a contemporary white four piece suite comprising; panel bath, low level WC, pedestal wash hand basin and a large corner shower cubicle with glazed shower enclosure. There is full tiling within the shower area and half height tiling to the remaining walls, tiled flooring and an obscure UPVC double glazed window to the rear.

Outside to the front, the property benefits from a full width driveway providing off road parking for two cars. To the side of the property a tall fence with wooden side gate allows access into the enclosed rear garden. Beyond the fence and gateway, a level concrete area offers storage space for recycling and opens up into the full rear garden. The garden is mainly laid into two sections, the first being a long level lawned area with a concrete pathway to one side and a timber shed to the far corner. Beyond the lawned area, the current vendors have created a safe play area, enclosed by a picket fence and mainly laid to bark chippings. Ahead of the rear boundary fence, a level paved patio area has been laid to enjoy a view point of the play area.

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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Directions

Sat Nav: SA10 8BY

Tenure

Freehold

Services

Water - Electric - Gas - Drainage

Council Tax Band C

EPC Rating D

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

hrt Est. 1926



Energy performance certificate (EPC)

Current rating	Energy rating	Score	10 March 2020
D		58	

Property type Semi-detached house
Total floor area 76 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 minimum and maximum EPC ratings for rental properties](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/86112/energy_rating_rules.pdf).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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 50

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.

