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herbert r thomas

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46 Hillside

Neath

SA11 1TN

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Asking price **£210,000**

A lovingly maintained three bedroom semi detached family home, offering spacious accommodation that retains a wealth of original features and is located within a sought after area.

A traditional bay fronted circa 1940's semi detached property

Located within a well regarded area, close to Neath town centre

Within walking distance to a reputable Primary school and The Gnoll Country Park

Two good sized reception rooms plus lean - to conservatory extension

Three bedrooms to the first floor

Largely UPVC double glazed throughout

Modern gas combination boiler fitted

Private enclosed rear garden

Driveway off road parking and detached garage





This lovingly maintained and deceptively spacious three bedroom semi detached family home is located within a sought after area on the periphery of Neath town centre. The property is conveniently positioned within walking distance to a reputable local Primary School, The Gnoll Country Park and is less than a ten minute walk into the Town Centre itself.

The property retains an abundance of original features and offers buyers the opportunity to modernise and/or reconfigure to their own taste or desire. The property is entered via a UPVC and glazed panel door into a spacious and welcoming entrance hallway, with fitted carpet flooring and features an original ornate stained glass window to the side. The hallway provides access to the lounge, dining room, kitchen and has a fixed staircase giving access to the first floor accommodation.

The lounge is located to the front of the property and features a large bay window to the front, with fitted UPVC double glazed windows flooding the room with natural light. The room benefits from fitted carpet flooring, ornate ceiling rose with coving and has a gas feature fireplace (not tested) to one wall with ornate wood surround.

The dining room is located to the rear of the property and features solid wood block herringbone flooring. There is a full height tilt and turn UPVC door to the rear, flanked by a full height window providing light, access and views into the lean-to extension and garden. The

room further benefits from recessed alcove display units, ornate coving and a gas fireplace (not tested) to one wall.

The kitchen is also positioned at the rear of the property and has been fitted with a matching range of base and wall mounted units, with a wood effect laminated worksurface over. The kitchen provides space for two appliances plus space for cooker and is fitted with a stainless steel sink unit positioned below a UPVC double glazed window to the side. There is a useful recessed storage area located beneath the stairs, a wooden and glazed panel door to the rear giving access to the lean-to, wooden cladded ceiling and the kitchen further benefits from fitted vinyl flooring.

The lean-to extension provides a useful space to enjoy a sheltered view of the garden and benefits from floor to ceiling glazed windows fitted within an aluminium frame construction. The room features wall mounted lighting, an electric storage heater, tiled flooring and offers a door to the side providing access to the garden.

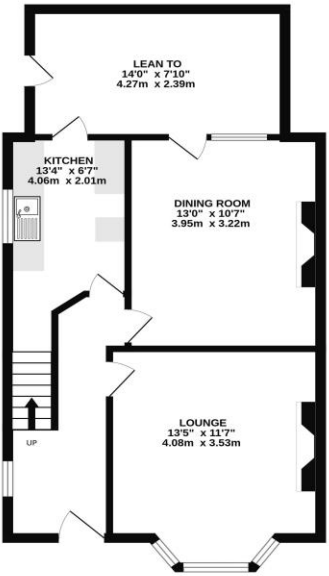
To the first floor the landing gives access to all three bedrooms and the family bathroom. Bedroom one is located to the front of the property. The room mirrors the shape of the ground floor lounge, with a bay window to the front fitted with UPVC double glazed windows. The room features an ornate picture rail and has fitted carpet flooring.

Bedroom two is another good sized double bedroom located to the rear of the property. The room features floor to ceiling fitted wardrobes to one wall, ornate picture rail and a UPVC double glazed window to the rear.

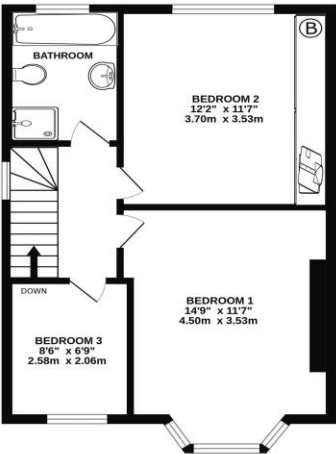
Bedroom three is a well-proportioned single bedroom located to the front of the property. The room benefits from fitted carpet flooring and has a UPVC double glazed window to the front. All the bedrooms share the use of the family bathroom. It has been fitted with a coloured four piece suite comprising; panel bath, low level WC, vanity wash hand basin and a single corner shower cubicle with mains fitted shower and glazed enclosure. There is full height tiling to all walls, wooden cladded ceiling, an obscure UPVC double glazed window to the rear and wood effect vinyl flooring.

Outside to the front, the property benefits from a small garden laid mainly to lawn with a mature shrub border and a pathway leading from a concrete driveway to the side. The driveway provides off road parking for two vehicles ahead of the detached garage. The garage has a traditional up and over garage door to front, with a pedestrian door at the rear offering convenient access into the garden. To each side of the garage, tall wrought iron gates enclose the rear area from the front, with a concrete pathway continuing alongside the property through to the garden. The rear garden is mainly laid to lawn, with a large 'half moon' shaped patio area within the centre of the garden laid to paving. The borders of the garden offer a variety of mixed mature trees and shrubs, providing privacy from neighbouring properties. To the side, elevated slightly from the main garden is a second paved patio space, with direct access to a timber shed for storage.

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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: SA11 1TN

Tenure

Freehold

Services

Water - Electric - Gas - Drainage

Council Tax Band C

EPC Rating D

Viewing strictly by
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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

45 Hilda SA11 1TN	Energy rating D	Valid until 8 February 2035
Property type Semi-detached house	Certificate number 1235-2125-4400-0091-6222	
Total floor area 89 square metres		

Rules on letting this property

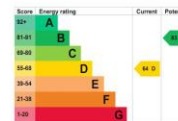
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

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](#)



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

<https://find-energy-certificate.service.gov.uk/energy-certificates/1235-2125-4400-0091-6222?property>

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