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38 Poplars Avenue  
Neath

SA11 3NS



# 38 Poplars Avenue

Asking price **£287,500**

Situated in a sought after area within the lower part of Cimla, within walking distance to Neath Town Centre and the Gnoll Country Park, is this lovingly maintained three bedroom semi detached property, available to purchase with no ongoing chain.

- A traditional circa 1950's semi detached property
- Located within a desirable location
- Available to purchase with no ongoing chain
- Within walking distance to Neath Town Centre and the Gnoll Country Park
- Lovingly maintained by the current owner for over sixty years
- Two reception rooms and three bedrooms
- Contemporary fitted kitchen
- Partial UPVC double glazing
- Driveway off road parking and detached garage
- Large enclosed rear garden with enviable scenic views









Situated in arguably one of the most sought after areas on the periphery of Neath's Town Centre, is this traditional partial bay fronted, semi-detached family home.

The property is entered via a wood effect composite and glazed panel door into a light and inviting entrance hallway, with a staircase to one side, fitted carpet flooring, access to a useful understairs storage cupboard, access to the cloakroom and doorways leading to two reception rooms and the kitchen.

The sitting room is located to the front of the property. The room is flooded with natural light from a large UPVC double glazed partial bay window. There is a focal feature fireplace to one side, with an electric stove effect fire set onto a tiled hearth with matching surround and the room benefits from an ornate picture rail to all walls, fitted blinds to window and fitted carpet flooring.

The lounge is located to the rear of the property. This spacious room features sliding aluminium double glazed patio doors, flanked by a partial bay window providing light, access and views of the garden. The room has a gas fireplace, with ornate wooden surround and hearth set to one side and fitted carpet flooring.

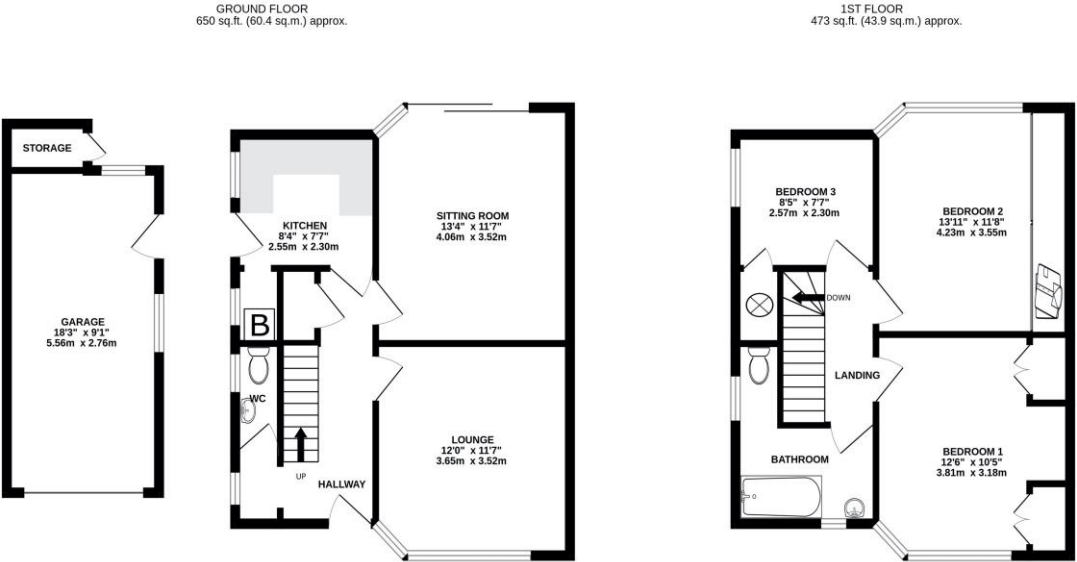
The kitchen has been recently upgraded to now provide a contemporary range of base and wall mounted units, with a dark granite effect worksurface over. It benefits from an integrated eye level oven with separate grill, a stainless steel sink unit, a four burner electric hob and offers space in an understairs alcove for a fridge/freezer. The room has tiled flooring, tiled splash backs, an aluminium double glazed window to the side and an aluminium obscure glazed door.

The cloakroom can be accessed leading off a useful storage area, with an ornate stained glass window to the side. The cloakroom Has been fitted with a WC and wash hand basin and benefits from full height tiling to all walls and a UPVC double glazed window to the side.

To the first floor the landing gives access to all three bedrooms and the family bathroom. Bedrooms one and two are very large double bedrooms, with bedroom one featuring the UPVC double glazed, partial bay window to the front. It offers fitted carpet flooring, fitted blinds to the window and fitted wardrobe storage with vanity desk. Bedroom two boasts enviable views over Neath Town Centre from a large aluminium double glazed, partial bay window to the rear. The room offers fitted carpet flooring and an abundance of fitted wardrobe storage. Bedroom three is a well-proportioned single bedroom, with an aluminium double glazed window to the side, fitted carpet flooring and houses the hot water cylinder tank, enclosed within a storage cupboard.

The family bathroom has been fitted with a coloured three piece suite comprising; panel bath with over bath shower tap attachment and glazed shower screen, pedestal wash hand basin and low level WC. The room features a UPVC obscure double glazed window to the front, an aluminium double glazed window to the side, full height tiling and vinyl flooring.

Outside the front of the property offers a low maintenance garden area, laid mainly to stone chippings, with a central planting area. It is enclosed by a half height stone wall and wrought iron double gates, giving access to the brick pavia driveway. At the head of the driveway is the detached garage, with a traditional up and over door. The garage benefits from plumbing and electricity and has a side window and pedestrian door. A tall wrought iron gate allows access from the front into the impressive sized rear garden, laid mainly to lawn, with a level paved patio space and concrete steps lead down to a pathway running the entire length of the lawn. The lawned area is subdivided by a mature hedgerow and the pathway continues to lead onto a further garden space, ideal for utilising as an allotment area.



TOTAL FLOOR AREA : 1123 sq.ft. (104.3 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 USERS SA11 3NS

## Tenure

Freehold

## Services

All Mains Services

Council Tax Band D

EPC Rating

Viewing strictly by  
appointment through  
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## Energy performance certificate (EPC)

Current Rating	<b>D</b>	Current Score	18.00/100.00
Current Rating	<b>D</b>	Current Score	18.00/100.00

Property type Semi-detached house

Total floor area 90 square metres

## Rules on letting this property

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

You can rent a property for up to 12 months and you can rent a property for up to 12 months.

## Energy rating and score

This property's energy rating is D. 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.



