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40 Heol Glynderwen

Neath  
SA10 7RS



# 40 Heol Glynderwen

OFFERS IN EXCESS OF  
£375,000

An immaculately presented four bedroom executive detached family home, extended to the rear to enjoy three reception rooms plus an impressive kitchen/diner and located within a sought after area.

A four bedroom executive detached family home

Immaculately presented throughout and extended to the rear

Situated on a sought after development and the head of a cul-de-sac

Within walking distance to local amenities, schools and Neath college.

Three separate reception rooms plus an impressive kitchen/diner

Four bedrooms, Master with en-suite shower room

Private low maintenance, enclosed rear garden

Driveway off road parking for two/three cars

Viewing is highly recommended









An immaculately presented four bedroom executive detached family home, extended to the rear to enjoy three reception rooms plus an impressive kitchen/diner and located within a sought after area. Nestled within a quiet cul-de-sac, set back off Heol Glynderwen, is this immaculately presented four bedroom executive detached family home. The property is located within a sought after development, popular with families due to its convenient access to Waunceirch Primary School, Dwr Y Felin Comprehensive School, Neath College and the local shopping precinct within Waunceirch.

An ideal purchase for a large or growing family, the property has been extended to the rear to now offer three reception rooms, providing flexible living space and also boasts an impressive open plan kitchen/diner following a previous garage conversion.

The property is entered via a composite and glazed panel door into a light and inviting entrance hallway, with vaulted ceiling, porcelain tiled flooring, staircases with fitted carpet giving access to the first floor accommodation and doorways leading to two reception rooms, the cloakroom and kitchen/diner.

The lounge is located to the front of the property and features a bay window to the front, herringbone effect LVT flooring and a large focal feature electric fireplace with space for TV inset. The second reception/family room (formerly the dining room) is currently used as a playroom and provides access via a set of wooden and glazed panel double doors into the third reception room. The room features herringbone effect LVT flooring which continues through into the sitting room is a light and spacious room, with a large rear window enjoying views of the garden and a set of French patio doors to one side, giving access to the garden.

The impressive open plan kitchen/diner has been beautifully fitted with a matching range of contemporary base and wall mounted units, with a granite fitted worksurface over.

It offers integrated appliances to include; dishwasher, fridge/freezer and washing machine. There is a five burner gas hob set above an integrated electric oven, a ceramic sink unit positioned below a large rear window, access to a useful understairs storage cupboard and a door to the side allowing access to the garden. The room opens up into the previous garage space, now providing a spacious dining area, with porcelain tiled flooring throughout the two areas and a large window to the front.

The cloakroom has been fitted with a two piece suite and features marble effect tiled flooring, contemporary half height tiling and complimenting gold effect fixtures.

To the first floor, the galleried landing gives access to all four bedrooms, an airing storage cupboard and the shared family bathroom. The Master bedroom benefits from a private en-suite shower room and bedroom four benefits from floor to ceiling fitted wardrobes. All the bedrooms bar one have a continuation of the same fitted carpet flooring as the landing.

The family bathroom has been fitted with a white three piece suite comprising; free standing roll top bath with shower head tap attachments, low level WC and pedestal wash hand basin. The room benefits from floor to ceiling tiling to all walls, laminate wood flooring and an obscure glazed window to the rear. Externally to the front, the property offers a generous sloping garden to one side, laid mainly to artificial lawn, with mature hedgerows to the side and front of the driveway.

The tarmac driveway provides off road parking for two/vehicles and a paved pathway with steps leads from the driveway to the front porch area, with ceramic terracotta tiled entrance.

To the rear, a level low maintenance private garden is mainly laid to paved patio and artificial lawn, enclosed by feather edge wood fencing. There is a free standing composite shed to one corner of the garden, with window, door and power supply - ideal as a small workshop.





## Directions

SAT NAV USERS SA10 7RS

## Tenure

Freehold

## Services

All Mains Services & Metered  
Council Tax Band E  
EPC Rating C

Viewing strictly by  
appointment through  
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**hrt**  
herbert r thomas

**33 Alfred Street, Neath, West Glamorgan,**  
**SA11 1EH,**  
**01639 639541**  
[neath@hrt.uk.com](mailto:neath@hrt.uk.com)

**hrt** Est. 1926



## Energy performance certificate (EPC)

Current Energy Rating	C	Valid until	14 September 2025
Current Energy Score	72	Current Energy Class	72

Property type: Detached house  
Total floor area: 144 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can't let a property for rent unless it has an energy rating of A to E.

## 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

## Breakdown of property's energy performance

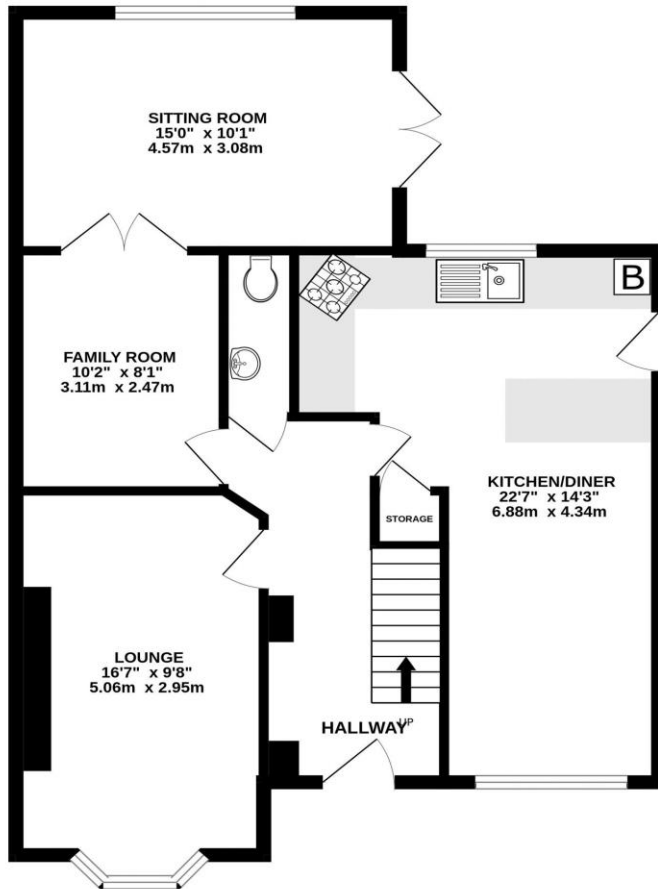
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



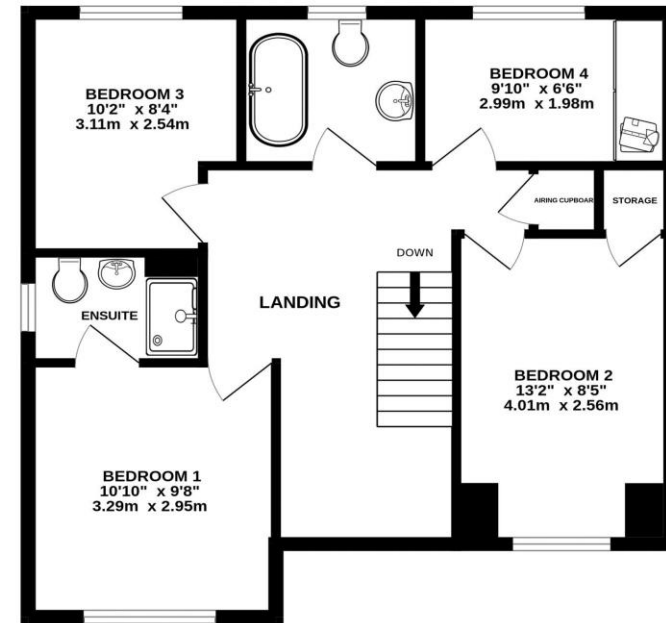




GROUND FLOOR  
740 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1329 sq.ft. (123.4 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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