



hrt
herbert r thomas
hrt.uk.com

1 Heol Y Felin
Neath
SA10 7SD

1 Heol Y Felin

Asking price **£170,000**

A very well presented and recently modernised three bedroom semi detached family home, situated on a generous corner plot within a popular residential area of Caewern.

A recently modernised family home

Available to purchase with no ongoing chain

Situated in a sought after and popular residential area

Within walking distance to local amenities and reputable schools

Positioned on a generous corner plot

Two reception rooms plus kitchen/diner

Three good sized bedrooms

Generous front, side and rear gardens

Driveway off road parking and detached garage





An ideal purchase for first time buyers, this attractive three bedroom semi detached family home is located within the popular area of Caewern, centrally positioned within close walking distance to local amenities, shops, parks and schools.

The property has recently undergone significant refurbishment and is now available to purchase with no ongoing chain. The property is entered via a UPVC and glazed panel door into an entrance hallway.

The hallway benefits from new fitted carpet flooring, which continues through to both reception rooms and onto the staircase. The hallway provides access to both reception rooms and the useful cloakroom/utility room.

Both reception rooms feature large UPVC double glazed windows to the front, flooding each room with natural light. The cloakroom/utility room has been fitted with a white two piece suite comprising: low level WC and a pedestal wash hand basin.

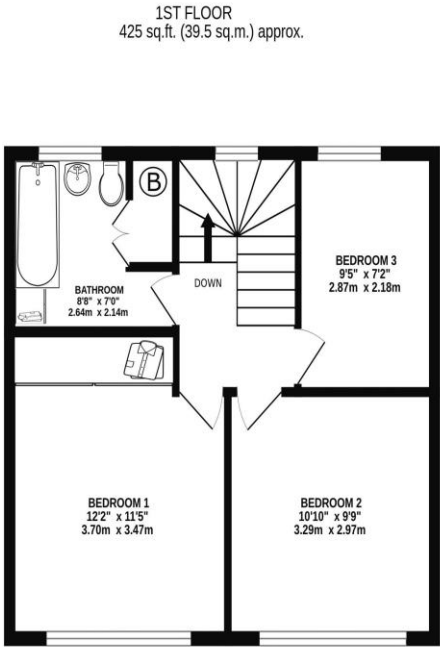
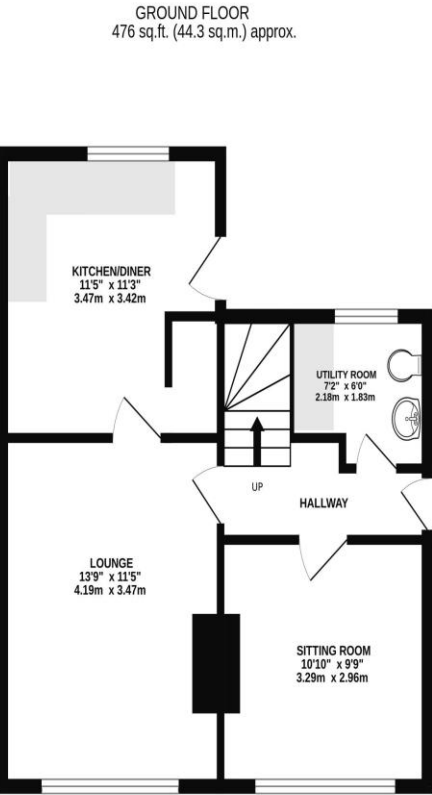
A worksurface with plumbing supplied below has been fitted within the room to allow for use and storage of white goods. There is cushioned vinyl flooring laid and an obscure glazed window to the rear.

A doorway leading off the larger of the two reception rooms leads into the kitchen/diner. The kitchen/diner has been fitted with cushioned vinyl flooring and gives access to a useful understairs storage space. The kitchen has been fitted with a matching range of contemporary base and wall mounted units, with push click opening. There is space for a free standing fridge/freezer, a light coloured composite sink unit with swan neck mixer tap positioned below a rear window, concealed extractor hood and splashback tiling. A pedestrian door to the side provides access into the rear garden.

To the first floor, the landing with its continuation of the same fitted carpet flooring as the ground floor gives access to all three bedrooms plus the family bathroom. Bedrooms one and two are generous sized double bedroom, each with fitted carpet flooring and large UPVC windows to the front. Bedroom one benefits from built in wardrobe storage. Bedroom three is a well proportioned single bedroom with a UPVC window to the rear.

The family bathroom features a contemporary white three piece suite comprising; panel bath with over bath shower, pedestal wash hand basin and low level WC. It benefits from cushioned vinyl flooring, splashback tiling, an obscure glazed window to the rear, a single shelved storage cupboard and a large airing cupboard, currently housing the gas combination boiler.

Outside the front and side gardens are mainly laid to lawn, with a head height boundary wall, half height wrought iron gate giving access to a concrete pathway and mature plant borders. A driveway to one side, enclosed by wrought iron double gates provides off road parking for two vehicles ahead of the detached single garage. A tall metal side gate leads through into the enclosed rear garden, mainly laid to paved patio and an area behind the garden planted with nature shrubs.





Directions

SAT NAV USERS SA10 7SD

Tenure

Freehold

Services

All Mains Services

Council Tax Band B

EPC Rating D

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

hrt Est. 1926 **RICS**

Energy performance certificate (EPC)

Address 33 Alfred Street SA11 1EH	Property type D	Valuation date 12 May 2017
---	---------------------------	-------------------------------

Property type	Semi-detached house
Total floor area	91 square metres

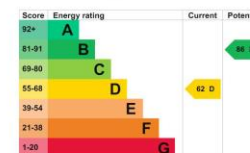
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [more about the rules on letting and subletting properties](#) on the [Energy Performance Certificate website](#).

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 the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst). 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.

