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6 Edward Street
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Asking price **£115,000**

A lovingly maintained and deceptively spacious two bedroom end of terrace property, situated within the popular village of Cwmgwrach, close to local amenities and village Primary school.

A lovingly maintained two double bedroom end of terrace property

Available to purchase with no ongoing chain

Situated on a sought after road within the popular village of Cwmgwrach

Within level walking distance to local amenities and village Primary school

Offering convenient commuter access to the A465 link road

Two reception rooms, kitchen, lean to porch and bathroom to the ground floor

Two spacious double bedrooms to the first floor

A beautifully maintained rear garden





Located on a quiet level road within the popular village of Cwmgwrach, offering convenient access to the A465 link road, is this lovingly maintained and deceptively spacious two bedroom end of terrace property.

The property is entered via a UPVC and double glazed panel door into an entrance hallway, fitted with carpet flooring that continues up the staircase and has doorways leading to the dining room and separate lounge.

The dining room is located to the front of the property. The room is a generous size, allowing to house a large table and chairs, has a UPVC double glazed window to the front and fitted carpet flooring.

The lounge is another generous sized rooms, with a UPVC double glazed window to the rear, fitted carpet flooring and an ornate feature gas fireplace to one wall.

A doorway leading off the lounge gives access to the kitchen. It has been fitted with a matching range of solid oak base and wall mounted units, with a light stipple effect laminated worksurface over. It provides space and plumbing for one appliance, features an integrated electric oven with four burner induction hob over, a stainless steel sink unit positioned below a UPVC double glazed window to the side, has tiled flooring and gives access to the lean to utility area and understairs storage cupboard.

The lean to space benefits from power supply and currently houses the fridge/freezer. It is made of UPVC construction, benefits from tiled flooring and has a second external door giving access to the garden.

A doorway leading off the kitchen gives access into the family bathroom. It has been fitted with a white three piece suite comprising; panel bath, low level WC and pedestal wash hand basin. The room benefits from two obscure UPVC double glazed windows and fitted vinyl flooring.

To the first floor, the landing gives access to two double sized bedrooms.

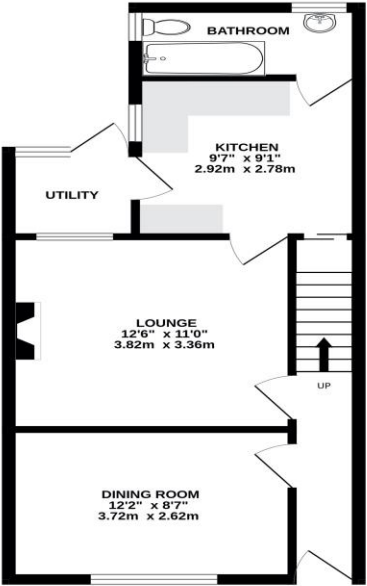
Bedroom one is located to the front of the property and offers two UPVC double glazed windows, floor to ceiling built in wardrobe and airing cupboard storage to one wall and offers fitted carpet flooring.

Bedroom two is located to the rear of the property. The room offers fitted carpet flooring and a UPVC double glazed window providing views of the garden.

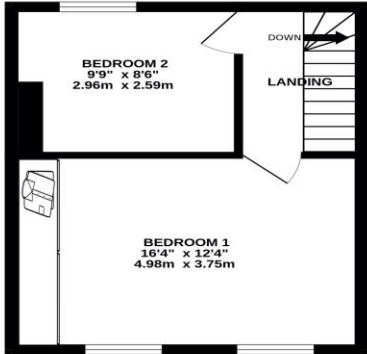
Externally to the front, the property is approached via a set of shallow paved steps to a small courtyard front garden, laid mainly to paving. The courtyard is enclosed by a half height wall and a wrought iron gate. To the side, a second wrought iron gate provides access from the roadside into the rear garden.

The garden is beautifully maintained and offers a level paved patio area, use of an outside water tap and the remaining garden is laid to lawn, with mature plant and shrub borders to with side. A concrete pathway leads through to lawn to the rear boundary, giving access to a solid built outhouse and timber shed.

GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, 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 5PW

Tenure

Freehold

Services

All Mains Services

Council Tax Band B

EPC Rating

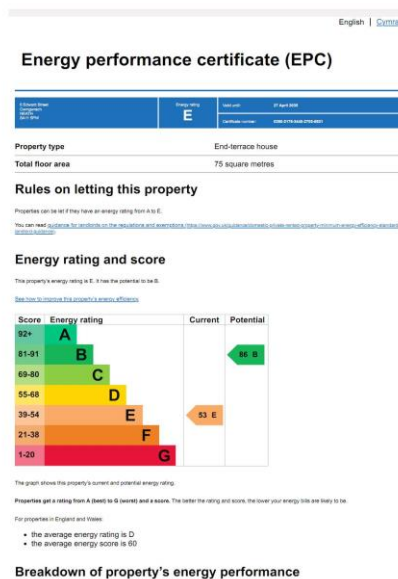
Viewing strictly by
appointment through
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