



hrt
herbert r thomas

26 Harle Street
Neath

SA11 3DL

hrt.uk.com

26 Harle Street

Asking price **£135,000**

An opportunity to purchase a deceptively spacious three bedroom, stone fronted mid terrace property, situated in a sought after area close to Neath town centre and offering an abundance of potential to extend and add value.

A spacious three bedroom mid terrace property

Owned within the same family for many decades

Available to purchase with no ongoing chain

Located within a sought after area within Neath

Offering convenient and level access to Neath town centre

Two receptions, large kitchen, ground floor shower room, three bedrooms and first floor shower room

Full UPVC double glazing and gas central heating

Low maintenance enclosed rear garden

Rear lane access with hard standing for off road parking





This extended, stone front mid terrace family home is situated within a sought after area, situated on the periphery of Neath town centre. The property has been owned by the same family for many decades 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 extends through the rear, with a staircase rising to the first floor accommodation offering a spacious open understairs storage area and is fitted with a herringbone effect vinyl flooring. There are doorways leading off the hallway to the lounge, sitting room and kitchen.

The lounge is located to the front of the property. It's offers solid wood floorboards in need of some repair, arched alcoves with built in cupboard storage, a bay window to the front and a focal feature electric fireplace to one wall.

The sitting room is located within the middle area of the property. It offers painted floorboards, arched recessed alcoves, a window to the rear and an ornate half moon stained glass window to one wall, allowing light to filter through from the lounge.

The kitchen has been fitted with a matching range of contemporary base and larder units, with built in eye level electric oven, a stainless steel sink unit fitted, space for free standing fridge/freezer and space for one appliance.

There is a continuation of the herringbone effect vinyl flooring, one arched recessed alcove, a brick feature wall to the rear and has a large window to the side.

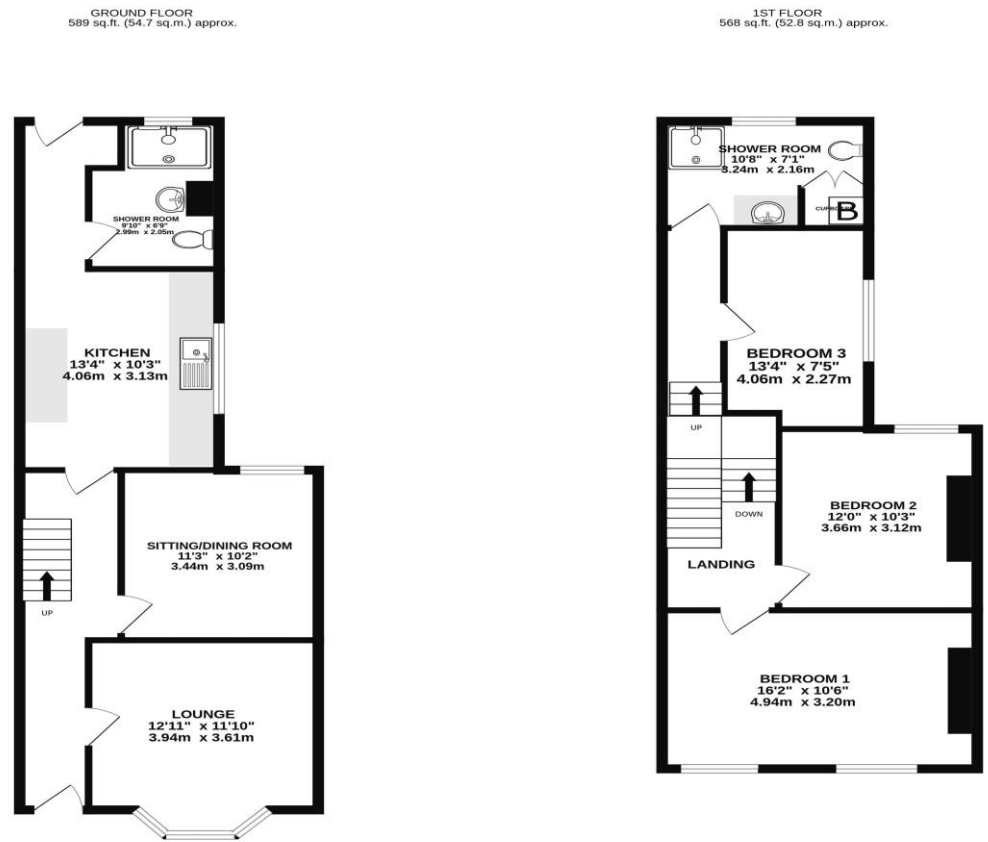
A rear hallway leads off the kitchen into the ground floor shower room. It has been fitted with a modern three piece suite comprising; walk in double shower, with a half height glazed enclosure, vanity wash hand basin and a low level WC. There is full height tiling to all walls and an obscure glazed window to the rear.

To the first floor the staircase and landing areas benefit from fitted carpet flooring and gives access to all three double bedrooms and a shared shower room.

Bedroom one is a large double bedroom offering two windows to the front, recessed alcoves to one wall and solid wood floorboards. Bedroom two is a good size double bedroom offering a window to the rear, recessed alcoves to one wall and painted wooden floorboards. Bedroom three is a comfortable sized double bedroom offering a window to the side, exposed floorboards and has an loft inspection point for the rear of the property.

The shared shower room to the rear has been fitted with a modern three piece suite comprising; single corner shower cubicle with full height glazed enclosure, a built in vanity wash hand basin with cupboard storage below and a low level WC. There is wall tiling surrounding the sink area, a window to the rear and it offers a large built in airing cupboard housing the modern gas combination boiler.

Outside to the front of the property, a half height stone wall with a pathway leading into the low maintenance courtyard garden from the main street. To the rear, a long, well maintained, low maintenance garden offers an abundance of mature plants and shrubs, with a large timber summer house positioned in the centre. The garden is mainly laid to paved patio with a pathway leading past the summer house to a level concrete hard standing, offering off road parking and accessed via an electric roller shutter from the rear lane.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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.
Made with Metropix C2025



Directions

Sat Nav Users SA11 3DL

Tenure

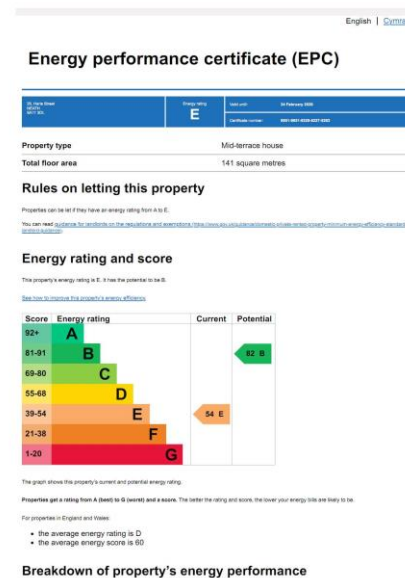
Freehold

Services

All Mains Services
Council Tax Band C
EPC Rating E

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



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.

