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30 Thorney Road
Baglan, Neath Port Talbot,
SA12 8LW

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Asking price **£240,000**

A charming late nineteenth Century detached period property, situated in a sought after location within Baglan and offering spacious accommodation over three floors.

A substantial period detached family home.

Available to purchase with no ongoing chain.

Offering convenient commuter access to the M4 and A48.

Offering a rare opportunity for sympathetic restoration.

Accommodation spread over three floors.

Two generous reception rooms plus a modern kitchen/breakfast room.

Three double sized bedrooms.

Benefitting from an impressive sized cellar.

Modern fitted gas heating system, radiators and solar panels.

Retaining a wealth of original features.





Set on a generous plot in the desirable location of Baglan, this detached period home, dating back to the late 1800s, offers a rare opportunity to restore a character-filled residence to its former glory. Brimming with original features – including wood framed sash windows to the front, high ceilings, focal feature fireplace, solid wood doors and an ornate wooden front door with a stained glass panel – the property retains much of its historic charm and architectural integrity.

Currently in need of some renovation, the property presents an ideal project for buyers seeking to create a bespoke home that blends timeless elegance with modern comforts.

The accommodation currently comprises; three double sized bedrooms, two generous reception rooms, a kitchen/breakfast area, a large useable cellar and offers a separate utility/pantry room.

The property is entered via a solid wood and ornate stained glass panelled door into the entrance porch, with a doorway leading to a fixed staircase giving access to the lower ground accommodation and the hallway giving access to the two reception rooms and a second fitted staircase.

The hallway offers fitted carpet flooring and benefits from a UPVC double glazed window unit to the rear.

The two reception rooms on this floor extend with full width of the property, with the larger of the two rooms featuring a UPVC double glazed bay window to the rear and an ornate art deco inspired focal feature fireplace to one wall.

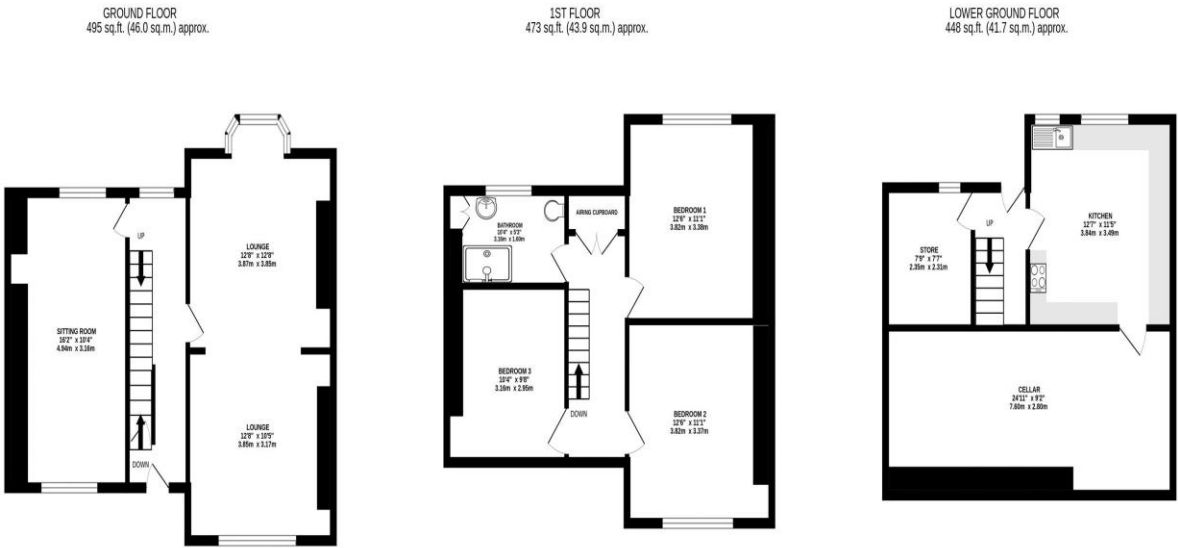
To the first floor the fitted carpet landing area gives access to three well proportioned double bedrooms, a large airing storage cupboard and the modern fitted family shower room. The bedrooms to the front of the property remain the original wood framed sash windows whilst to the rear, the main bedroom and shower room benefit from UPVC double glazed window units. The shower room has been fitted with a contemporary three

piece suite comprising; walk in double shower unit with a half height glazed shower enclosure, pedestal wash hand basin and low level WC.

To the lower ground floor, the accommodation further offers a modern fitted kitchen/ breakfast room, offering an abundance of base, larder and wall mounted units with a darker contrasting laminated worksurface over. It offers a stainless steel sink unit positioned below a UPVC double glazed window, an electric eye level oven, an electric four burner hob and benefits from an integrated dishwasher. A doorway to the rear of the room gives access to the impressive sized cellar space, ideal for storage and benefitting from power supply. To the opposite side of the kitchen/breakfast room, is a large utility space/pantry room offering shelving for storage, power supply and a UPVC double glazed window to the the rear.

Externally, the period frontage and opportunity to create off road parking for one vehicle certainly enhances the appeal of this unique home. The rear garden is subdivided into two areas, one with a raised patio space and lawn, giving access to an external outhouse and toilet. The second garden gently slopes and is mainly laid to lawn with the addition of a pond.

Offered with no onward chain, this is a rare chance to acquire and breathe new life into a true period gem.



TOTAL FLOOR AREA : 1416 sq.ft. (131.6 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

For satnav users SA12 8LW

Tenure

Freehold

Services

All main services.

Council Tax Band D

EPC Rating D

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)

30 Thorney Road Rogei PORT TALBOT SA12 8LW	Energy rating D	Valid until: 6 September 2032 Certificate number: 6412-0321-9000-1093-6206
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Property type Detached house

Total floor area 150 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

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 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

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