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herbert r thomas

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14 Tabernacle  
Street

Neath, SA10 6UF



# 14 Tabernacle Street

Asking price **£130,000**

A deceptively spacious and lovingly maintained two bedroom, stone fronted end of terrace property, situated just a short stroll from an abundance of local amenities within Skewen.

A spacious two double bedroom end of terrace property.

An ideal purchase for a first time buyer.

Available to purchase for the first time in over forty years.

Lovingly maintained throughout.

Situated just a short stroll from an abundance of local amenities.

Offering convenient commuter access to the M4.

Spacious open plan lounge/diner.

Benefitting from front and rear courtyard gardens.

UPVC double glazing and gas central heating.









This charming two double bedroom property is available to purchase for the first time in over forty years and would make an ideal purchase for a first time buyer or persons looking to downsize. Situated on a quiet one way street, just a short stroll from Skewen's main retail and hospitality area, the property not only offers convenient public transport links but provides commuters with handy access to the M4 motorway in under a five minute drive.

The property boasts an inviting open plan lounge and dining area, ideal for modern living and entertaining. The space is flooded with natural light from a window to the front and a second window to the rear. The lounge area further benefits from a half height art deco inspired stone feature wall, with an electric wall mounted fire centrally positioned.

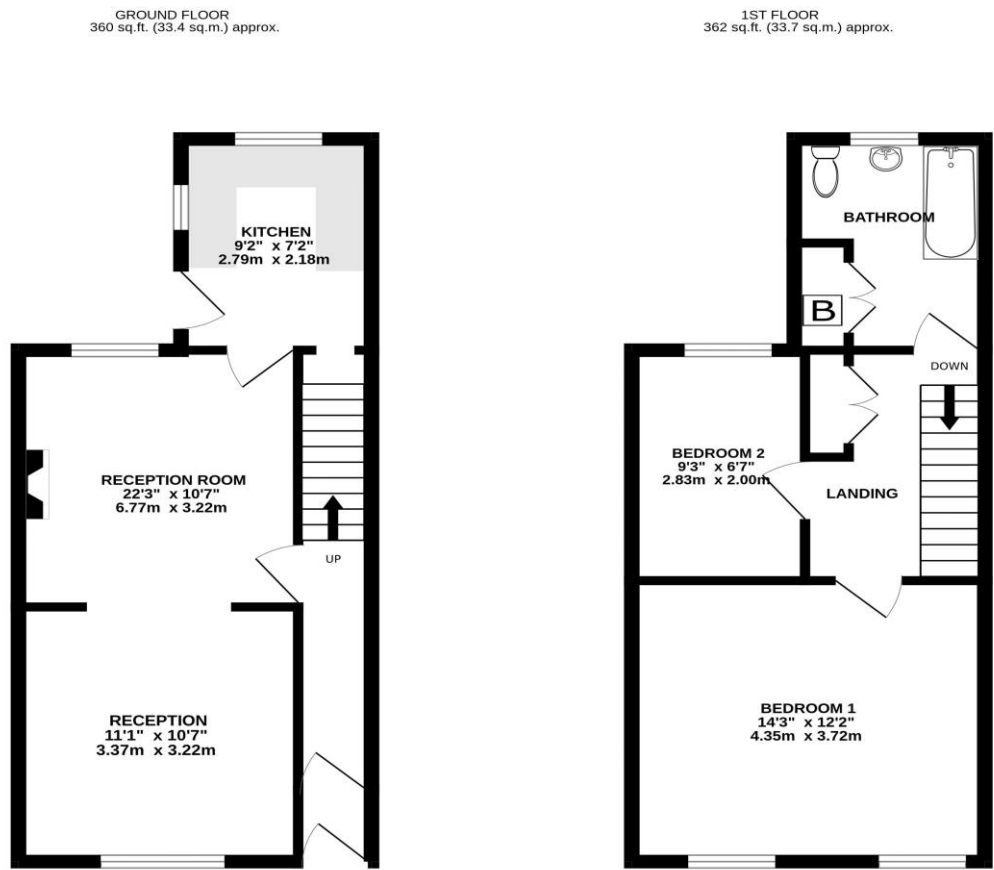
The well-appointed kitchen is thoughtfully laid out and offers space for one appliance, a free standing cooker, space for a fridge/freezer

and gives access to a useful understairs storage area. There are two windows within the room, one with a stainless steel sink unit positioned below and a pedestrian door to the side giving access to the rear courtyard garden.

To the first floor the landing gives access to two double sized bedrooms and the stylish first floor bathroom. Bedroom one features two windows to the front, offering the option to subdivide the space to create two smaller bedrooms if required.

The bathroom has been fitted with a white three piece suite comprising; panel bath with an electric over bath shower, pedestal wash hand basin and low level WC.

Externally, the home benefits from low-maintenance front and rear courtyard gardens, providing a private rear outdoor space to relax and a frontage laid mainly to lawn with a flower bed border.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 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 SA10 6UF

## Tenure

Freehold

## Services

All main services.

Council Tax Band B

EPC Rating D

Viewing strictly by  
appointment through  
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Energy performance certificate (EPC)																																							
14 Talbotville Street NEATH SA10 6UF	Energy rating <b>D</b>	Valid until 11 June 2028	Certificate number 9894-3051-6206-6305-5200																																				
Property type Total floor area	End-terrace house 65 square metres																																						
<b>Rules on letting this property</b>																																							
Properties can be let if they have an energy rating from A to E.																																							
You can read <a href="https://www.gov.uk/guidance/private-rented-properties-minimum-energy-efficiency-standard-letting-guidance">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/private-rented-properties-minimum-energy-efficiency-standard-letting-guidance">https://www.gov.uk/guidance/private-rented-properties-minimum-energy-efficiency-standard-letting-guidance</a>																																							
<b>Energy rating and score</b>																																							
This property's energy rating is D: it has the potential to be B.																																							
See <a href="#">how to improve this property's energy efficiency</a> .																																							
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																																							
<table><tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr><tr><td>92-101</td><td>A</td><td></td><td></td></tr><tr><td>81-91</td><td>B</td><td></td><td></td></tr><tr><td>69-80</td><td>C</td><td></td><td></td></tr><tr><td>55-68</td><td>D</td><td></td><td></td></tr><tr><td>49-54</td><td>E</td><td></td><td></td></tr><tr><td>45-48</td><td>F</td><td></td><td></td></tr><tr><td>35-38</td><td>G</td><td></td><td></td></tr><tr><td>1-34</td><td>G</td><td></td><td></td></tr></table>				Score	Energy rating	Current	Potential	92-101	A			81-91	B			69-80	C			55-68	D			49-54	E			45-48	F			35-38	G			1-34	G		
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