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herbert r thomas

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16 A Taillwyd Road

Neath Abbey,

Neath,

Neath Port Talbot,

SA10 7DY

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Asking price £575,000

This beautifully presented family home located In Neath Abbey combines elegant traditional features with modern comfort. The property offers spacious living areas, four bedrooms, landscaped gardens, and tranquil surroundings. From the moment you step inside, the property exudes warmth, charm, and practicality, making it the ideal choice for growing families or those who love to entertain.

Four bedrooms -
master with en-suite
Family bathroom to
first floor and two
downstairs WC

Off Road parking via
two driveways and a
garage

A beautiful garden
surrounded by nature

Close to local
amenities





Location
The property is located in a popular residential area of Neath Abbey. The property is located close to local amenities, schools and transport links . Located just a short drive into Neath Town centre or on foot .
Ground Floor
Entrance Hallway
A bright and welcoming hallway sets the tone for the home, finished with soft carpet underfoot which then flows into stylish wood-effect laminate flooring. The open oak staircase, fitted with a matching carpet runner, creates a striking central feature, enhancing the sense of space and light.
Dining Room
Located to the front of the property, the dining room is accessed via elegant wooden French doors. A large UPVC double-glazed bay window floods the space with natural light, with a radiator beneath. The wood-effect laminate flooring complements the room’s airy feel, making it a versatile space for formal dining, family meals, or entertaining guests.
Downstairs WC
A practical addition, this cloakroom is neatly tucked away off the hallway and fitted with a toilet and hand basin.
Living Room
The living room is a wonderful space to relax and unwind, with dual-aspect light provided by a front-facing UPVC bay window and sliding doors leading to the conservatory. A striking fireplace forms the centrepiece of the room, with an ornate white surround featuring fluted columns and a classical mural above the mantel. Inside sits a modern stove-style gas fire with glowing coals and flames, bringing warmth and ambiance to the space. Finished with soft carpet and detailed decorative cornicing, this room blends traditional elegance with homely comfort.

Conservatory
Positioned to the rear of the property, the conservatory is a bright and tranquil space overlooking the garden. Surrounded by UPVC double-glazed windows and finished with Italian tiled flooring, it provides the perfect spot for morning coffee, reading, or entertaining. UPVC French doors open directly onto the garden patio, allowing seamless indoor-outdoor living.
Kitchen
Located at the rear of the property, the kitchen offers both functionality and charm. Fitted with oak wall and base units, laminate flooring, and ample workspace, it is complemented by integrated appliances including a gas hob, electric oven, microwave, and fridge freezer. A sink positioned beneath twin UPVC double-glazed windows enjoys views of the garden, filling the space with natural light. The kitchen is generously sized, with space for casual seating, making it a sociable heart of the home.
Utility Room & Secondary WC
The utility room, accessed from the kitchen, is fitted with matching base units, a stainless steel sink, and space for both washing machine and tumble dryer. It also features a large storage cupboard, radiator, and an additional downstairs WC. A UPVC door provides direct access to the garden, while an internal door leads to the garage. The utility also houses the property’s boiler.
Garage
The garage benefits from an electric door and internal access from the utility room, as well as attic storage for convenience.
First Floor
The staircase rises to a carpeted landing, a UPVC double-glazed window to the front, with a radiator and storage cupboard. The first floor offers four generously proportioned bedrooms, including a master suite, alongside a well-equipped family bathroom.

Bedroom One (Master Suite): A spacious rear-facing double bedroom with fitted wardrobes and soft carpet flooring. The en-suite shower room includes a shower enclosure, toilet, and hand basin, offering convenience and privacy.
Bedroom Two: A bright and airy double bedroom positioned at the front of the property, with built-in wardrobes, carpet, radiator, and UPVC double-glazed window.
Bedroom Three: Another rear-facing double bedroom with fitted wardrobes, carpeted flooring, radiator, and garden views. Bedroom Four: Currently used as a home office, this front-facing bay-windowed room could easily serve as a fourth double bedroom. Fitted with carpet and filled with natural light, it offers versatility for modern living.
Family Bathroom
The family bathroom is fitted with a modern suite including a bath, hand basin, and toilet, designed to serve the remaining bedrooms with ease.
External Front Exterior
The property is set back behind a concrete wall, with chipping pathways leading to the front entrance. Off-road parking is available to both sides, with one side featuring a gated access that leads to a long, paved driveway and garage.
Rear Garden
The rear garden is a true sanctuary, offering a peaceful woodland-like escape. A paved patio area immediately outside the conservatory provides the perfect space for summer dining or entertaining, complete with a charming fish pond as a backdrop. Beyond, the garden unfolds into tiered sections with lawned areas, mature shrubs, and trees, creating a sense of privacy and natural beauty. The lower section of the garden extends to a tranquil boundary where the River Clydach runs along the edge, providing a wonderful retreat for wildlife and a calming backdrop for the homeowner.



Directions

For Satnav users SA10 7DY.

Tenure

Freehold

Services

All main services and metred.

Council Tax Band E

EPC Rating D

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)			
145 Talbot Road Neath Abbey SA10 7DY SA10 7DY	Energy rating D	Valid until: 5 October 2023 Certificate number: 9105-3056-0287-1305-0304	
Property type Detached house			
Total floor area 127 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.			
Energy rating and score This property's energy rating is D. It has the potential to be C. 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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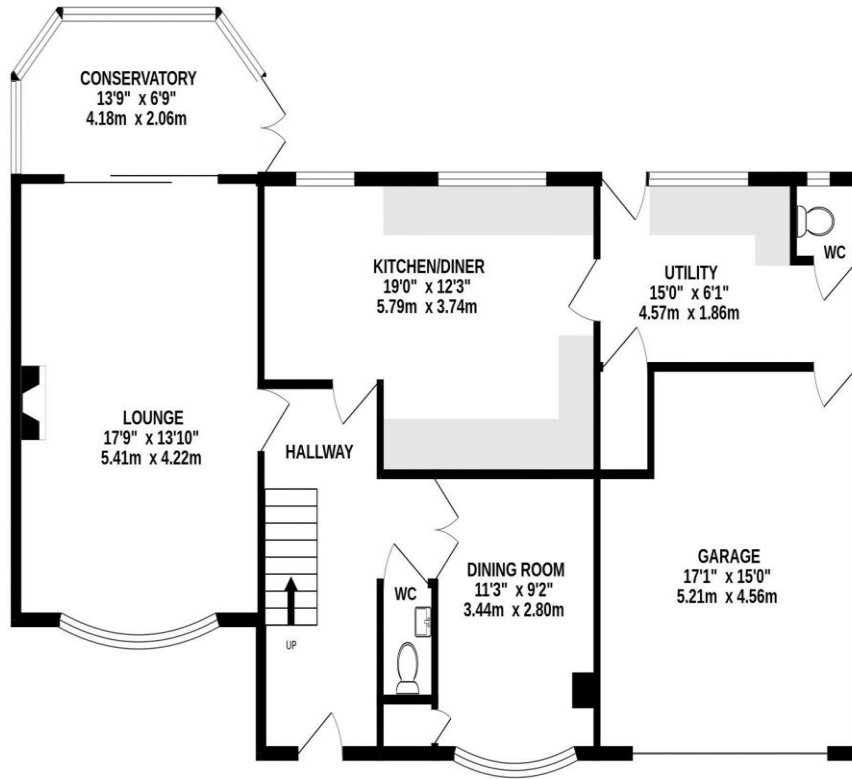
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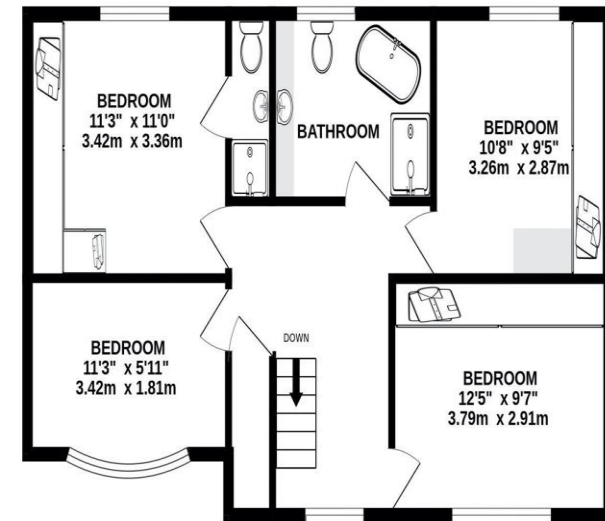
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
1121 sq.ft. (104.1 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1760 sq.ft. (163.5 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.

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