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35 Darran Park
Neath Abbey, Neath, Neath
Port Talbot, SA10 6PX

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Asking price **£130,000**

A lovingly maintained and recently renovated one bedroom semi detached bungalow situated in a quiet cul-de-sac within Neath Abbey with offroad parking and modernisations throughout.

A recently renovated one bedroom semi detached bungalow

Situated in a quiet cul-de-sac within Neath Abbey

Convenient commuter access to the A465 and M4 Motorway

Nearby to local amenities such as shops, schools and Neath Port Talbot College

Driveway for offroad parking

New kitchen and bathroom fitted in the last four years

Outhouse with power and water connection

Baxi combi boiler installed in 2020 with a 7 year warranty

Previous Planning Permission obtained for second bedroom

Viewings highly recommended



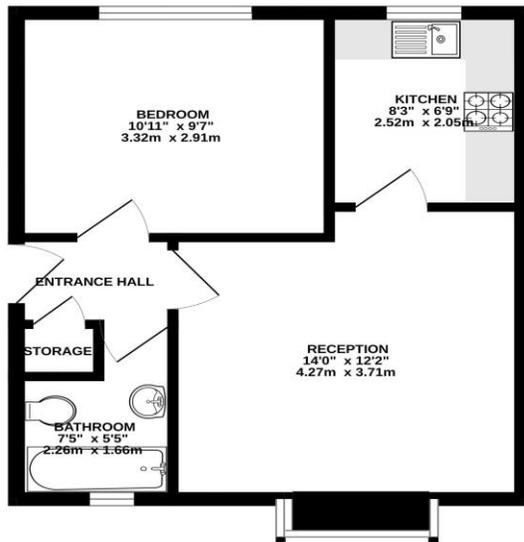


To the front of the property, a tarmac driveway provides off road parking for up to three cars. There is a gravel area which hugs the property wall and flows through to the side of the property.

Upon entering the property via a UPVC door, the entrance hallway provides access to the family bathroom, bedroom, reception room and storage cupboard. The entrance hallway benefits from a grey wood effect laminate flooring that flows through the entire property.

The family bathroom is located at the front of the property and features a matching three piece suite comprising of panel bath with overhead electric shower, full pedestal wash hand basin

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 365 sq.ft. (33.9 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 Autocad 2024.

and low level W/C. There are grey tiles to the walls of the wet areas and an obscure glazed window.

The reception room features a box bay UPVC window which allows light to enter the space and is currently being utilised as a lounge/diner by the current owner. To the floor there is grey wood effect laminate flooring. The reception room provides access to the kitchen.

The kitchen benefits from a range of matching white shaker style base and wall mounted units with a wood effect laminate worksurface over. There is an integrated oven and gas four burner hob with white subway tiles as the splashback. The kitchen has space for one appliance under the worksurface and also currently houses the Baxi combination boiler which was installed in 2020. There is a UPVC window which overlooks the rear garden and allows light to flow into the room.

The good sized double bedroom is located at the rear of the property and features a UPVC window overlooking the rear garden. The bedroom also features the same grey wood effect laminate flooring.

The current owner of the property has previously applied for Planning Permission to add a second bedroom to the property which has been approved. These plans are available on request. The property has undergone substantial improvements since owned by the current vendor including installing the new kitchen, bathroom, flooring, boiler and even improving the drainage of the rear garden.

To the rear of the property, the garden is made up of a decking seating area with a gravel border surrounding. There is a raised lawned area behind which allows for drainage to flow efficiently. The rear garden also benefits from an external tap and an outhouse which has power and plumbing connection for a washer/dryer.





Directions

SATNAV USERS: SA10 6PX

Tenure

Freehold

Services

All mains services

Council Tax Band B

EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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Energy performance certificate (EPC)

25, Clarendon Park Neath SA10 6PX	Energy rating: D	Valid until: 18 March 2030
		Certificate number: 9118-6087-7227-6990-7224

Property type: Semi-detached bungalow
Total floor area: 36 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.epc.org.uk/guidance/domestic/create-tenanted-property-minimum-energy-efficiency-standards-landlords-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

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.

