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30 Cwrt Sart  
Neath, Neath Port Talbot,  
SA11 2SR



# 30 Cwrt Sart

Asking price **£250,000**

A deceptively spacious and beautifully presented three double bedroom, bay-fronted semi-detached family home situated within a well-regarded area of Briton Ferry. Ideally positioned centrally to local amenities, a reputable primary school and offering excellent commuter access to the M4 and A48.

Deceptively spacious three double bedroom bay-fronted semi-detached family home.

Located in a sought-after area of Briton Ferry, close to local amenities and a reputable primary school.

Excellent commuter access to the M4 and A48.

Retains a wealth of original period features including stained glass windows, parquet flooring and feature fireplaces.

Two generous reception rooms with traditional doors and charming character details.

Bright and extended kitchen/breakfast room with shaker-style units, integrated appliances and garden access.

Spacious first floor with three well-proportioned double bedrooms.

Light and airy family bathroom with three-piece suite and over-bath shower.

Generous front and rear gardens with mature planting and sweeping pathways.

Gas central heating via a combination boiler and UPVC double glazing throughout.









This charming period property has been sympathetically maintained by the current vendors for many years, retaining a wealth of original features including ornate stained glass windows, solid wood block parquet flooring, and reception room doorways with stained glass insets. The property sits proudly on a generous plot, offering manicured front and rear gardens with sweeping pathways and an abundance of mature plants and flowers.

The property is entered via a solid wood door with porthole glazed window into a spacious entrance hallway, featuring parquet flooring, a solid teak staircase with ornate balustrades, and two original stained glass windows. Leading off the hallway are two well-proportioned reception rooms, each accessed via traditional wooden and stained glass panel doors.

The front reception room boasts a large UPVC double glazed bay window with complementing stained glass insets, flooding the room

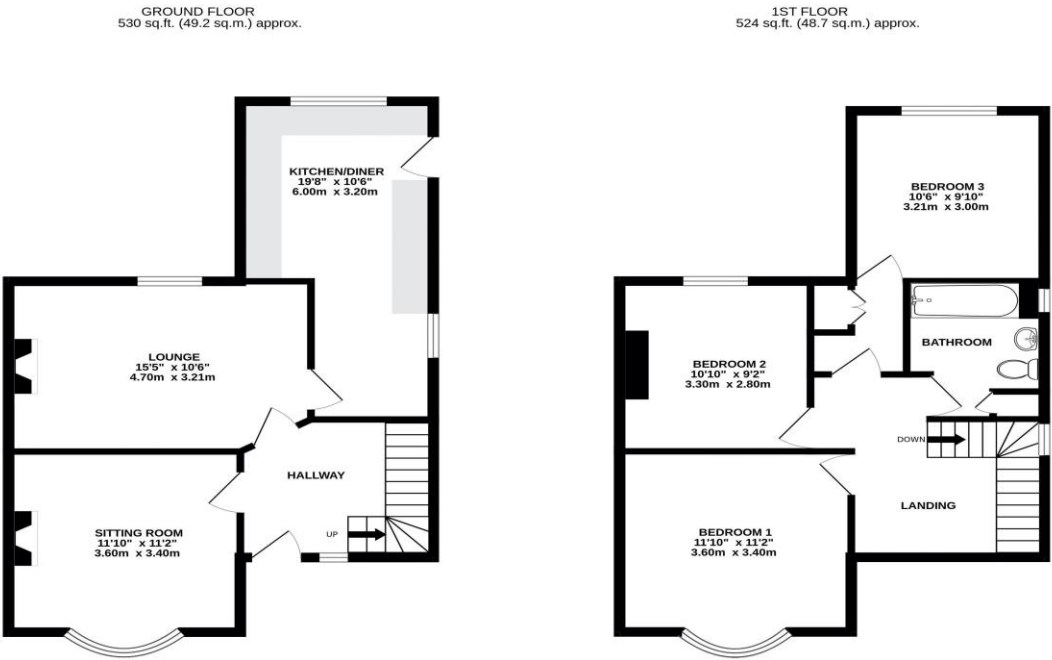
with natural light. It features fitted carpet flooring, a feature gas fireplace with ornate surround, and an original ceiling rose. The second reception room, located to the rear, benefits from a large window overlooking the garden, exposed solid wood floorboards, and a wrought iron electric fireplace with wooden surround.

A matching stained glass door leads from the rear reception room into the kitchen/breakfast room — a bright, extended space designed with both family living and entertaining in mind. Fitted with a stylish range of shaker-style base and wall units, the kitchen features butchers block-effect laminate worktops, under-cabinet lighting, tiled splash backs, and a comprehensive selection of integrated appliances including a fridge, freezer, dishwasher, washing machine, and an eye-level oven with separate grill. A stainless steel sink unit is set beneath a large rear-facing window, with a second window to the side allowing even more natural light to flood the room. The luxury Ceramic tiled flooring adds a sleek

and durable finish, while the breakfast area provides ample space for dining. A pedestrian door opens out to the rear garden, making this a practical and welcoming hub of the home.

To the first floor, the landing gives access to three double bedrooms and the family bathroom. The primary bedroom offers an abundance of built-in wardrobe storage and a large bay window overlooking the beautifully maintained front garden. Bedroom two enjoys a walk-in dressing area leading through to the main bedroom space, which overlooks the rear garden via a large UPVC double glazed window. Bedroom three is also a comfortable double, with similar rear-facing views.

The family bathroom is light and airy, fitted with a three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin, and low-level WC. A UPVC obscure glazed window to the side provides ventilation and natural light, and the room also houses a useful airing cupboard with a gas combination boiler.



TOTAL FLOOR AREA : 1054 sq.ft. (98.0 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 SA11 2SR

## Tenure

Freehold

## Services

All main services and metred.

Council Tax Band C

EPC Rating C

Viewing strictly by  
appointment through  
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Energy performance certificate (EPC)			
33 Crest Street, Neath, SA11 2SR	Energy rating <b>C</b>	Valid until 28 July 2025	Certificate number 0598-2375-4330-2025-6120
Property type Semi-detached house		Total floor area 107 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> .			
<b>Energy rating and score</b>			
This property's energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy rating.	
<p>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.</p> <p><a href="#">See how to improve this property's energy efficiency</a></p>		<p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>	

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