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24 Fernlea Park

Neath,
Neath Port Talbot,
SA10 7SU

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Asking price

£239,950

A rare opportunity to purchase this immaculately presented and refurbished three-bedroom end of link home, positioned on a sought-after residential development in Bryncoch.

Immaculately presented and refurbished three-bedroom end of link family home.

Situated on a well-regarded and sought-after residential development within Bryncoch.

Ideal purchase for first-time buyers seeking a turn-key property.

Bright and spacious lounge with feature electric fireplace and glazed double doors.

Beautifully reconfigured and upgraded kitchen/breakfast room with central island.

Generous conservatory extension providing versatile additional living space.

Three well-proportioned bedrooms, including a spacious main bedroom with fitted wardrobes.

Recently upgraded modern family bathroom with marble-effect Italian tiling.

Landscaped front and private rear gardens enjoying a pleasant woodland outlook.

Driveway providing off-road parking for two vehicles and offered for sale with no ongoing chain.





A rare opportunity to purchase this immaculately presented and fully refurbished three-bedroom end of link family home, pleasantly positioned on a well-regarded and sought-after residential development within Bryncoch. Finished to a high standard throughout and offered for sale with no ongoing chain, the property represents an ideal purchase for first-time buyers or those seeking a turn-key home in a convenient and popular location. The property is within walking distance of local amenities, reputable schools and local playing fields, combining everyday practicality with an attractive setting.

The accommodation is entered via a solid wood and glazed panel front door into a welcoming entrance hallway, which provides access to the main living accommodation and features a fixed staircase rising to the first floor. A doorway leads through into the bright and spacious lounge, which benefits from a large UPVC double-glazed window to the front elevation, allowing for plenty of natural light. The lounge is fitted with carpet flooring and features a useful recessed under-stairs area, along with an attractive focal feature electric fireplace set within an ornate surround with marble hearth. Wooden and glazed double doors to the rear of the lounge open into the impressive kitchen/breakfast room, creating a pleasant flow to the ground floor accommodation.

Recently reconfigured and upgraded, the beautifully appointed kitchen/breakfast room offers an abundance of built-in shaker-style base, larder and wall-mounted units, complemented by marble-effect work surfaces. Additional features include contemporary splashback tiling, recessed downlights beneath the wall units and a central island storage unit. The kitchen provides space for two appliances and a free-standing fridge/freezer, along with an integrated eye-level oven and grill and a four-burner electric hob. The room is finished with beechwood-effect vinyl flooring and opens seamlessly into the spacious conservatory extension.

The conservatory provides a versatile additional reception space, finished with ceramic tiled flooring and benefitting from a pitched polycarbonate roof. With windows to three elevations, double doors

opening out to the rear garden and a useful privacy wall, this room offers an excellent space for dining, entertaining or simply enjoying views of the garden throughout the year.

To the first floor, the landing provides access to all three bedrooms and the family bathroom. The main bedroom is a generously sized double room, featuring fitted carpet flooring, a stylish panelled feature wall, built-in mirrored wardrobe storage, a UPVC double-glazed window to the front elevation and a useful storage cupboard. Bedrooms two and three are located to the rear of the property and enjoy far-ranging semi-rural views via UPVC double-glazed windows. Bedroom two is a comfortable double room, while bedroom three is a well-proportioned single, both finished with fitted carpet flooring.

The family bathroom has been recently upgraded and is fitted with a modern white three-piece suite comprising a panelled bath with over-bath shower, pedestal wash hand basin and low-level WC. The room is

finished with marble-effect Italian imported ceramic wall tiling, tiled flooring and a UPVC double-glazed window to the side elevation.

Externally, the property benefits from immaculately landscaped front and rear gardens. The front garden features a raised planted border and is mainly laid to artificial grass for ease of maintenance. To the side of the property, a driveway provides off-road parking for two vehicles and leads to a side access gate to the rear garden. The private rear garden enjoys a pleasant woodland outlook and has been thoughtfully landscaped to include a large level patio seating area and a distinctive L-shaped artificial lawn, bordered by sandstone chippings, raised wooden railway sleepers and a variety of mature plants and shrubs. The garden is fully enclosed by feather-edge wooden fencing, providing an excellent space for outdoor enjoyment and entertaining.





Directions

For Satnav users SA10 7SU.

Tenure

Freehold

Services

All main services and metred.

Council Tax Band C

EPC Rating D

Viewing strictly by
appointment through
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Energy performance certificate (EPC)		
24 FERNLEA Road, NEATH SA10 7SU	Energy rating D	Valid until 31 January 2021
Certificate number ST03-3003-2338-6159-0304		
Property type End-terrace house		
Total floor area 75 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-standard-landlord-guidance).		
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		

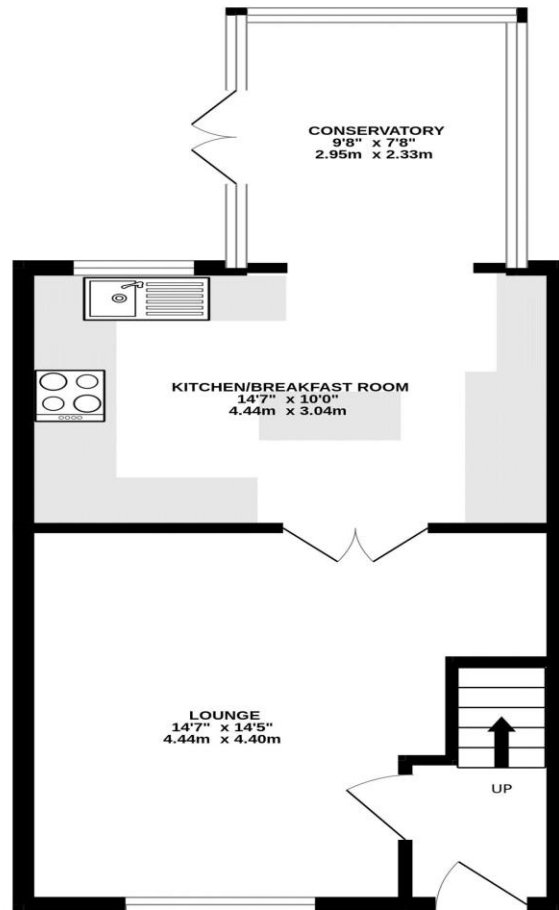
**33 Alfred Street, Neath, West Glamorgan,
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hrt Est. 1926 **RICS**

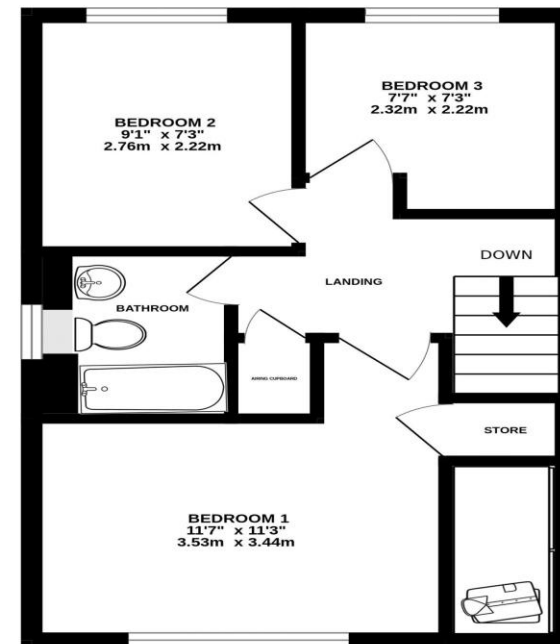
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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