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16 May Drew Way

Penrhittwytyn

Neath

SA11 2HX

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Asking Price £250,000

A modern and very well presented four bedroom detached family home, situated in the popular Cwrt Penrhiwtyn development of Briton Ferry.

A deceptively spacious detached family home

Nestled within the popular Redrow development of Cwrt Penrhiwtyn

Positioned with a southerly facing rear aspect

Offering convenient commuter access to the M4 and A465

Within walking distance to local amenities, shops and Ysgol Carreg Hir

Four good sized bedrooms, Master with private en-suite

Upgraded boiler and water pressure pump installed

Large driveway with detached garage

Private and enclosed southerly facing rear garden





This very well presented four bedroom detached family home is situated within the popular modern development of Cwrt Penrhiwtyn. It is ideal located within the heart of Briton Ferry, offering an abundance of local amenities and convenient transport links.

The development itself was built by Redrow, a very well regarded developer. The property has been owned by the same vendor since its construction around 2005 but now benefits from an upgraded heating system, an added water pressure pump and an extended paved patio area.

The property is entered via a solid wood and glazed panel door into a light and inviting entrance hallway, with ceramic tiled flooring, the stairs providing access to the first floor accommodation and doorways leading to the lounge, cloakroom, a useful understairs storage cupboard and the kitchen.

The spacious lounge has a window to the front elevation, enjoying views over the garden and fitted carpet that continues through to the dining area.

The dining area features a set of sliding patio doors to rear, flooding the room with natural light and provides views and access to the garden.

A doorway within the dining room leads into the well appointed kitchen. The kitchen has been fitted with a matching range of wooden base and wall mounted units, with a laminated worksurface over. It provides an integrated four burner gas hob with electric oven below, a stainless steel sink unit positioned below the rear window and allows space for a fridge/freezer and one further appliance.

To the side of the kitchen an opening allows access into the utility room. This area offers space for a further two appliances and currently houses the modern Baxi boiler. A doorway to the side provides combined access straight out onto the driveway.

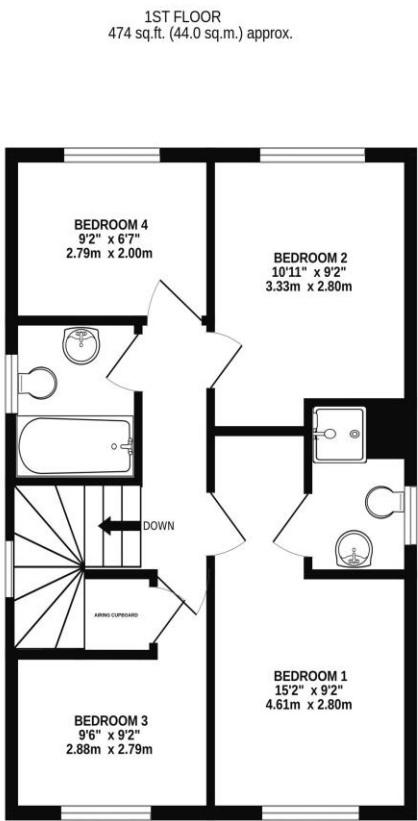
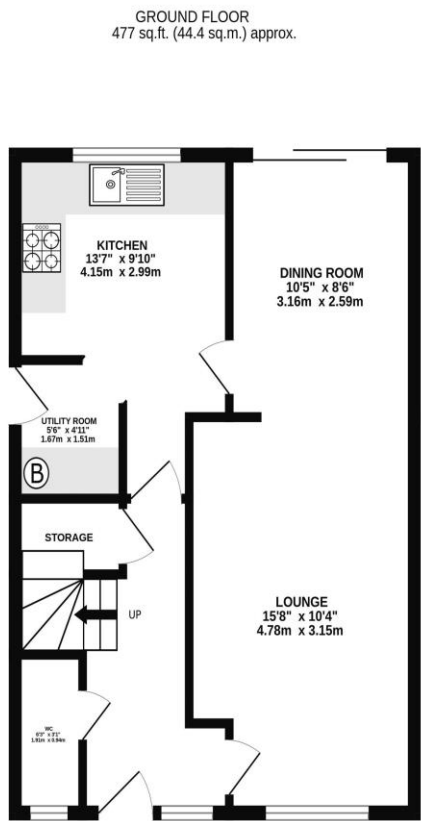
The cloakroom has been fitted with a white two piece suite. It has a continuation of the same ceramic tiled flooring as the hallway and features an obscure glazed window to the front.

To the first floor, the stairs, bedrooms and landing area has been fitted with carpet flooring. The landing gives access to all four bedrooms and the family bathroom. The Master bedroom is positioned to the front of the property. This large room offers a convenient alcove area to one wall, ideal for positioning free standing wardrobes, a window to the front and a doorway giving access to the private en-suite shower room.

The shower room has been fitted with a white three piece suite and has an obscure glazed window to the side. The remaining three bedrooms all share use of the family bathroom.

The bathroom has been fitted with a white three piece suite, an obscure glazed window to the side and also includes an over bath fitted shower.

Outside to the front of the property there is an established, low maintenance garden, laid mainly to stone chippings and features an array of plant borders and a blossom tree. To the side of the property is a long driveway, providing off road parking for two/three vehicles ahead of the detached single garage. The garage has a traditional up and over garage door, with a further pedestrian door to the side for access to the garden and benefits from power supply. The garden is fully enclosed, mainly by a brick built boundary wall and a tall wooden side gate off the driveway. The garden is mainly laid to lawn, with mature shrub and plant borders and is southerly facing, with a newly laid patio area enjoying the sun all afternoon into the evening.





Directions

SAT NAV USERS SA11 2HX

Tenure

Freehold

Services

All Mains Services
Council Tax Band E
EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

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hrt Est. 1926 **RICS**

English | [Cymraeg](#)

Energy performance certificate (EPC)

Address 33 Alfred Street Neath, SA11 1EH	Energy rating C	Valid until 13 February 2024
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Property type	Detached house
Total floor area	102 square metres

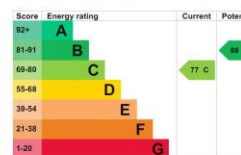
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can [click here for details of the rules](#) and [click here for details of the rules for properties with a rating of F or G.](#)

Energy rating and score

This property's energy rating is C. 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 40.

Breakdown of property's energy performance

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.

