herbert r thomas

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17 Rugby Avenue

Neath,
Neath Port Talbot,
SA11 1YT

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Asking price £239,950

A 1900's Spacious and Characterful Four-Bedroom Mid-Terrace Home Over Three Floors This beautifully maintained four-bedroom mid-terrace home, arranged across three spacious floors, offers a perfect blend of period charm with generously sized rooms, original features, and flexible living space. This property is situated on a tree line avenue in close proximity to Neath Town Centre.

- A four bedroom mid terrace property.
- Accommodation over three floors.
- Located a short walk from Neath town centre.
- Rear access via roller shutter doors leading to a parking area.
- Two good sized reception rooms.
- A ground floor shower room and a family bathroom to the first floor.
- All maintained original features throughout.

Ground Floor

The property is entered via a UPVC door into a welcoming entrance hall featuring ceramic tile flooring, a striking oak staircase, and original period details that add charm and warmth.

The front reception room is full of character, showcasing an original Welsh slate fireplace, carpeted flooring, elegant wooden panelling beneath the bay window, and UPVC double glazing.

The dining room is equally inviting, with carpet, alcoves, and UPVC French doors that open out into the rear garden—perfect for entertaining or enjoying summer evenings.

The kitchen is well-designed with matching wall and base units, UPVC double glazing window, a stainless steel sink, integrated electric oven and hob, and ceramic tile flooring, offering both practicality and style.

The kitchen allows you to enter the garden via a UPVC door. Completing the ground floor is a shower room with tiled flooring, UPVC double glazing, a heated chrome towel rail, and modern fittings for added convenience.

First & Second Floors

All landing areas are finished with carpet, enhancing comfort and flow throughout the upper levels.

Bedroom One : A spacious double room featuring fitted mirrored wardrobes, additional built-in storage, two UPVC double-glazed windows, and carpeted flooring — offering comfort and excellent natural light.

Bedroom Two : Another generously sized double room with built-in wardrobes, UPVC double glazing, and carpeted flooring.

• Family Bathroom: Finished with cushioned flooring, double-glazed windows, half-tiled walls, a WC, hand basin, and full-sized bath, offering a functional and relaxing space for the whole family.

Bedroom Three : Features double-glazed windows, cushioned flooring, and houses the gas boiler—ideal for use as a bedroom or a study.

Top Floor Loft Room

A fantastic additional living space with Velux double-glazed windows, carpet, and built-in storage—perfect as a fourth bedroom, home office, or creative retreat.

Exterior

The rear garden offers a private outdoor space, ideal for entertaining or relaxing. The enclosed garden has a patio area where there is roller shutter door providing secure off-road parking, a rare and valuable feature in a terraced home.

Located in a well-connected area close to schools, shops, public transport, and local amenities, this spacious and versatile home is a fantastic opportunity for families or buyers looking for a well-proportioned property full of charm and practicality.

Directions

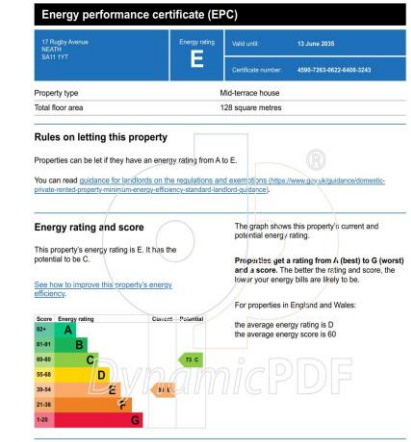
SATNAV users SA11 1YT.

Tenure

Freehold

Services

All main services.
Council Tax Band C
EPC Rating E



Energy performance certificate (EPC)

17 Rugby Avenue NEATH SA11 1YT	Energy rating E	Valid until:	13 June 2035
		Certificate number:	4590-7263-6622-6408-3243

Property type	Mid-terrace house
Total floor area	128 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 E. 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

DynamicPDF Rasterizer v2.0 evaluation; (www.DynamicPDF.com)

Viewing strictly by appointment through Herbert R Thomas

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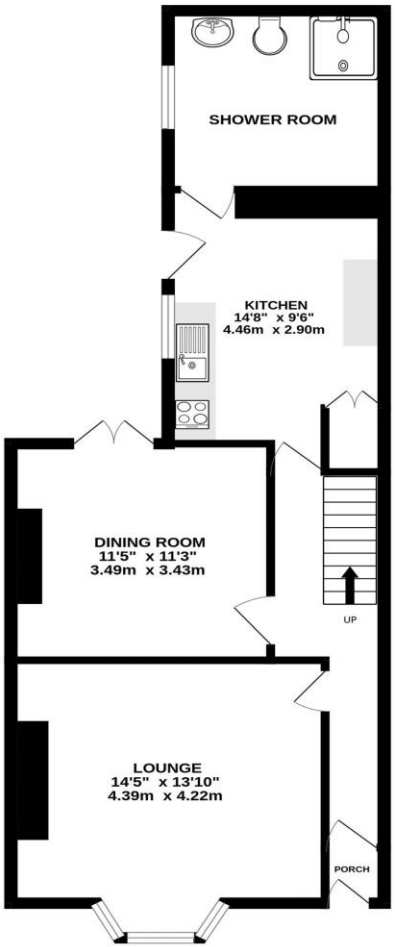
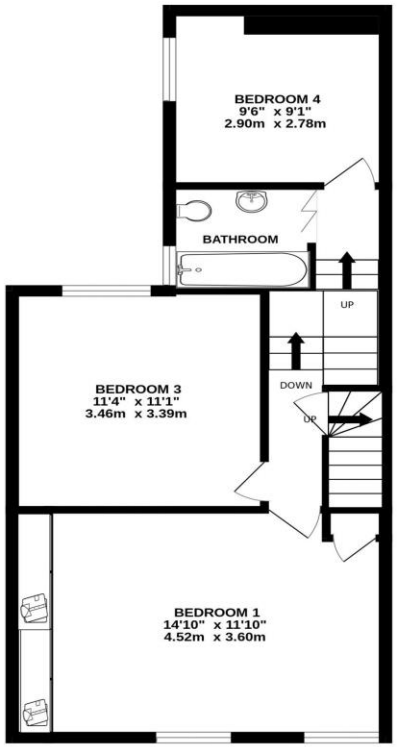
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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

CASIO

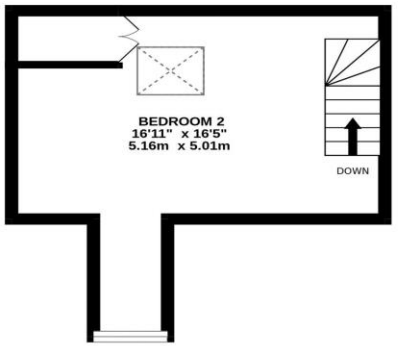
GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



2ND FLOOR
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (121.0 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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