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herbert r thomas

12 Alexander Road  
The Rhyddings

SA10 8DY

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## 12 Alexander Road

### Offers In Excess Of £195,000

Presented to the highest of standards and situated within the highly sought after Bryncoch area of Neath, is this extended three bedroom mid terrace property.

A beautifully presented three bedroom mid terrace property

Originally constructed circa 1920's and extended to the rear more recently

Positioned on a popular road within the highly regarded Bryncoch area of Neath

Convenient commuter access to both Neath and Pontardawe

Deceptively spacious accommodation throughout

Recently upgraded kitchen with an abundance of fitted appliances

Three good sized bedrooms plus family bathroom to first floor

Impressive sized southerly facing rear garden

Detached garage plus off road parking to the rear

Viewings highly recommend









This beautifully presented mid terrace property would make an ideal first time buyer purchase. Situated within the sought after Bryncoch area of Neath, the property offers tastefully decorated accommodation throughout as well as an impressive southerly facing rear garden with detached garage and off road parking.

The property is entered via a composite and glazed panel door into the entrance hallway, maintaining the original cast mouldings to ceiling and benefitting from patterned tiled flooring. The hallway has stairs leading to the first floor accommodation and a doorway leading into the lounge/diner.

The lounge/diner has windows to both front and rear, flooding the space with natural light. There is a focal feature wrought iron fireplace within the lounge, alcove recesses to one side, access to a useful understairs storage cupboard and wood flooring.

A doorway off the lounge/diner leads through into the impressive and recently upgraded kitchen/breakfast room. This bright and airy space has been fitted with a matching range of contemporary base, larder and wall mounted units, with a light marble effect granite worksurface over. There is an abundance of integrated appliances to include; fridge/freezer, washing machine, slim line dishwasher, electric oven with a four burner gas hob above, extractor hood and a stainless steel sink unit below a window to side. Within the larder units are additional shelved storage areas and one neatly contains the modern gas combination boiler.

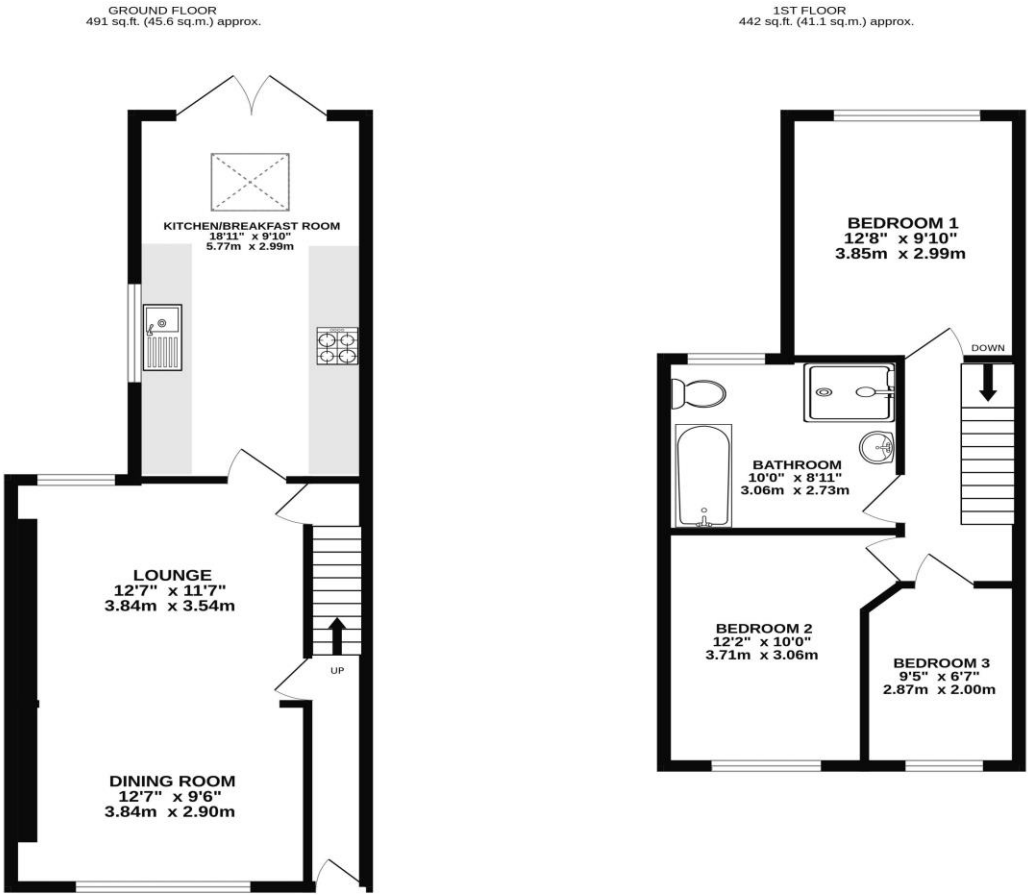
To the rear of the room there is a large velux window above the dining area and patio doors offer access and views onto the garden. The stairs and landing area have been laid to carpet and gives access to all three bedrooms plus the family bathroom.

Bedroom one is located to the rear of the property and is a good sized double bedroom offering far ranging views over Neath from the rear window

. Bedroom two is a comfortable sized double bedroom with recently laid carpet and window to front. Bedroom three is a well proportioned single bedroom with window front and carpet laid to floor.

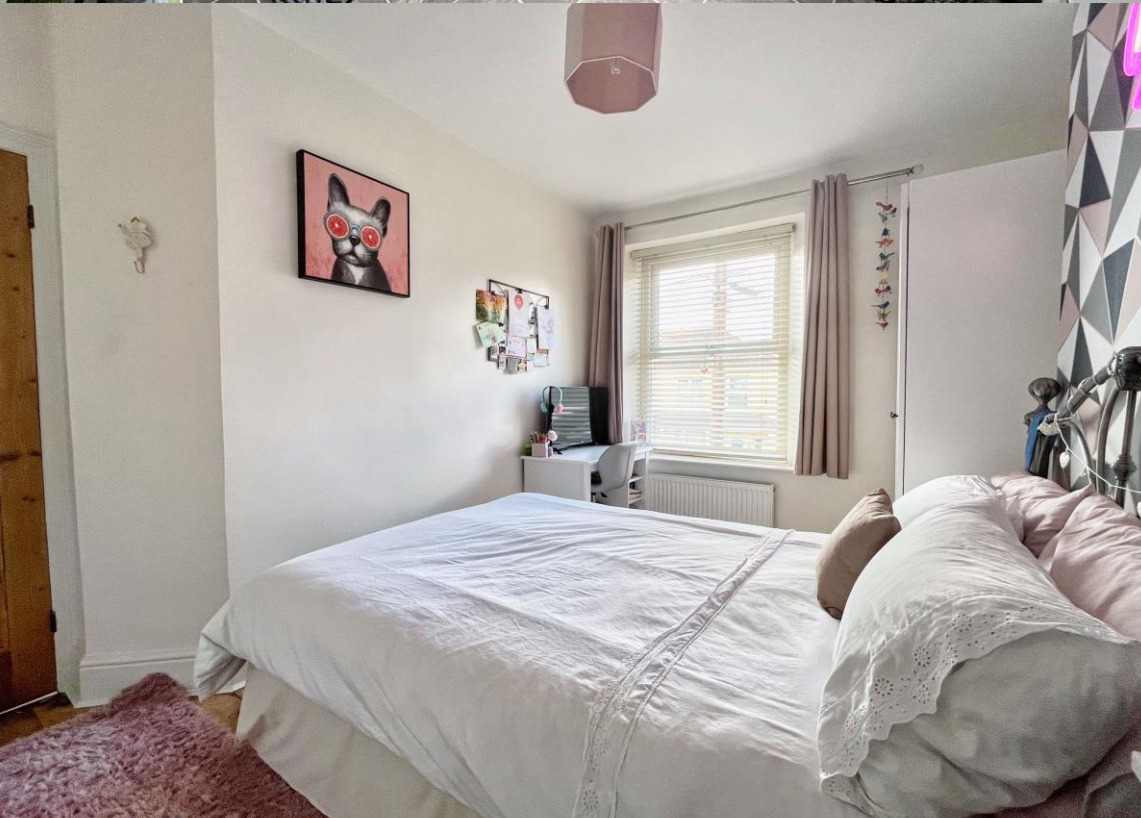
The family bathroom has been fitted with a contemporary white four piece suite comprising; panel bath, low level WC, pedestal wash hand basin and a double shower cubicle with glazed screen and mains shower fitted.

Outside to the front of the property is a low maintenance courtyard garden, laid mainly to ornate slate chippings and enclosed by a half height stone wall with wrought iron access gate. To the rear the impressive sized, southerly facing rear garden and been landscaped into two primary sections. Adjacent to the property is a large paved patio area bordered by raised plant and flower beds. Steps down from the patio lead onto a substantial lawned area with concrete pathway to one side. At the rear of the garden there is a detached single garage, flanked by two tall wooden gates providing access to the rear lane. Ahead of the garage and accessed off the rear lane, there is off road parking for two cars.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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

SAT NAV USERS SA10 8DY

### Tenure

Freehold

### Services

All Mains Services  
Council Tax Band C  
EPC Rating

Viewing strictly by  
appointment through  
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### Energy performance certificate (EPC)

12 Riverside Road Neath SA10 8DY	Energy rating <b>C</b>	Valid until 5 April 2033
Certificate number: 0419 4887 0100 0004 0100		

Property type	Mid-terrace house
Total floor area	92 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-rules-letting-property-current-energy-efficiency-ratings-and-labels) (<https://www.gov.uk/guidance/domestic-rules-letting-property-current-energy-efficiency-ratings-and-labels>)

#### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance](#)

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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.



