



**hrt**  
herbert r thomas  
[hrt.uk.com](http://hrt.uk.com)

74 Llantwit Road  
Neath  
SA11 3LB



# 74 Llantwit Road

Asking price **£210,000**

A beautifully presented and significantly extended three bedroom semi detached family home, positioned on the periphery of Neath Town Center and benefitting from off road parking and a substantial sized rear garden.

Available to purchase with no ongoing chain

A significantly extended semi detached family home

Located within a quiet, semi rural hamlet of Llantwit Road

Within walking distance to Neath Town and local amenities

Offering convenient public transport options and access to the A465 link road

Benefitting from the desirable open plan kitchen/dining/living space to the rear

Driveway off road parking

Impressive sized enclosed rear garden









Located on Llantwit Road, a quiet semi rural link road between Neath Town Center and the popular village of Tonna, is this very well presented three bedroom semi detached family home. Built in circa 1950's, the property has undergone significant extension to rear to now offer the highly desirable kitchen/dining/living space whilst retaining the traditional front reception room, with its distinctive bay window and curved arch front door.

The property is entered via a UPVC and glazed panel door into a light and inviting entrance hallway, fitted with carpet flooring.

The hallway offers a fixed staircase rising to the first floor accommodation and doorways lead off the hallway to the front reception room, the open plan kitchen/dining/living space and to a useful understairs storage cupboard.

The front fitting room features fitted carpet flooring, recessed alcove wall lights, a wall mounted electric feature fireplace and a large bay window to the front.

The spacious open plan kitchen/dining/living area has been fitted with laminate wood flooring throughout and offers access to the garden via a side pedestrian door and a set of patio doors to the rear.

The kitchen area has been fitted with a matching range of wooden base and wall mounted units, with a black laminated worksurface over. It provides an eye level integrated electric oven with separate grill space., a five burner gas hob with contemporary extractor hood over, integrated fridge and freezer and has a stainless steel sink unit positioned below the window overlooking the garden.

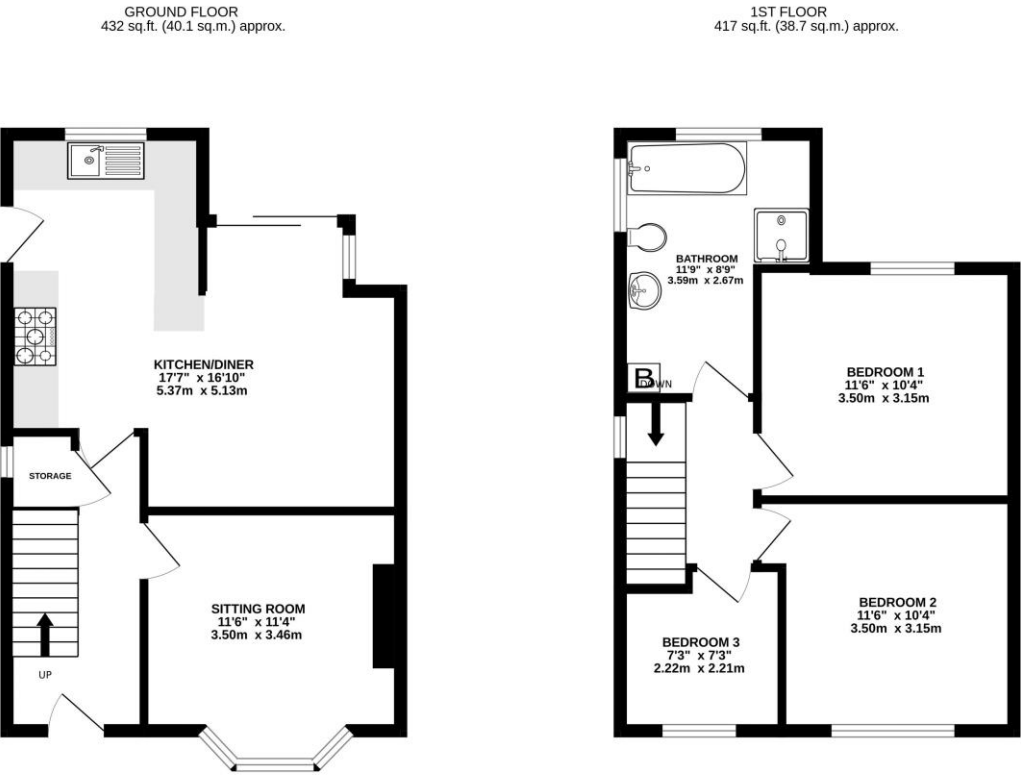
Within the dining and living areas, an aerial socket provides usage for a TV and can comfortably house a large dining table and separate seating area.

To the first floor the landing offers a window to the side and is fitted with carpet flooring. It provides access to all three bedroom and the four piece family bathroom.

Bedrooms one and two are generous sized double bedrooms, each with fitted carpet flooring. Bedroom one has a window to the rear overlooking the garden and bedroom two has a window to the front. Bedroom three is a well proportioned single bedroom featuring fitted carpet flooring and aka window to the front. All of the bedrooms share the use of the larger than average family bathroom. It has been fitted with a four piece suite comprising; panel bath, single enclosed shower cubicle, low level WC and a pedestal wash hand basin. The room has fitted carpet flooring, a partial wooden clad ceiling, gives access to the useful airing storage cupboard and features windows to both the side and rear.

Externally to the front of property there is a low maintenance garden, laid mainly to paving stones and is enclosed to two sides by a half height wall. There is a concrete driveway to the side providing off road parking and a tall wooden side gate secures the front of the property off from the rear garden.

To the rear, the impressive sized level rear garden offers a large paved patio area and a significant area is laid mainly to lawn. A concrete pathway leads from the patio area down through the lawned garden towards a large timber summer house. Beyond the summer house is an area in need of some landscaping but would make an ideal spot to house another store shed or as use for an allotment space.





## Directions

SAT NAV USERS SA11 3LB

## Tenure

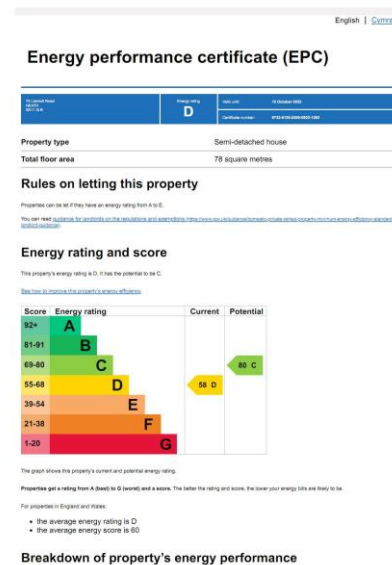
Freehold

## Services

All Mains Services  
Council Tax Band B  
EPC Rating D

Viewing strictly by  
appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)



**hrt**  
herbert r thomas

**33 Alfred Street, Neath, West Glamorgan,**  
**SA11 1EH,**  
**01639 639541**  
[neath@hrt.uk.com](mailto:neath@hrt.uk.com)

**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.



