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11 Glyn Garfield  
Close

Neath, SA11 2JR



## 11 Glyn Garfield Close

Offers in excess of **£204,000**

A well-presented 3 Bedroom Semi-Detached property, a perfect family home or for first time buyers.

3 Bedrooms – Master with en-suite.

Spacious lounge/diner with patio doors to the garden.

kitchen with integrated oven & hob.

Downstairs WC + family bathroom upstairs.

Lovely enclosed garden with lawn & patio.

Off Road parking via a single garage and driveway.







Family Rules

Don't forget to...  
Say 'I love you'  
WASH YOUR PLATE

DREAM BIG  
LAUGH FIRST  
Don't worry

WORK HARD!  
PLAY HARDER  
Try new things  
Love one another



Located in a popular residential area, close to schools , shops and excellent links to a town centre and the M4 corridor . this well-presented three-bedroom semi-detached property offers comfortable family living with the added benefit of off-road parking, a single garage, and an enclosed rear garden with views.

Upon entering through a modern UPVC front door, you are welcomed into a hallway featuring grey wood-effect laminate flooring and a useful under-stairs storage cupboard. Just off the hallway is a convenient downstairs WC, fitted with grey vinyl cushion flooring, a toilet, hand basin, radiator, and a UPVC window for natural light.

The contemporary kitchen is located at the front of the property and is fitted with matching wall and base units, wood-effect worktops, and a stainless steel sink. An integrated electric oven and gas hob provide practical functionality, while a UPVC double-glazed window allows for

plenty of daylight. The kitchen also features laminate flooring and a radiator.

At the rear of the property, the spacious living/dining room continues the grey wood-effect laminate flooring and boasts ample space for both relaxing and entertaining. A large UPVC window and patio doors open out to the enclosed rear garden, bringing the outdoors in. The room is heated by two radiators.

Stairs from the lounge lead to the first-floor landing, which has been carpeted and includes an airing cupboard housing the boiler. A UPVC double-glazed window adds extra brightness to the space.

The family bathroom is well-appointed with grey wood-effect vinyl flooring, a paneled bath with shower head, hand basin, toilet, part-tiled walls, a radiator, and a UPVC window.

The master bedroom is a generous double room with carpeted flooring, a UPVC window, radiator, and two fitted wardrobes. It benefits from an en-suite shower room comprising grey vinyl flooring, a shower cubicle, hand basin, toilet, and part-tiled walls.

The second bedroom is also a good-sized double with carpet, a UPVC window, and radiator. The third bedroom is ideal as a single room, home office, or nursery, includes the same features.

Outside, the rear garden offers a patio area and a large, flat lawn—ideal for families, pets, or entertaining—surrounded by fencing for privacy. A side gate provides convenient access to the front of the property. The driveway and traditional up-and-over garage door offer ample off-road parking.

This home combines practical features with modern living and is ideal for families and first-time buyers.

# AWAITING FLOORPLAN





## Directions

Satnav users SA11 2JR

## Tenure

Freehold

## Services

All main services and metered.

Council Tax Band C

EPC Rating C

Viewing strictly by  
appointment through  
Herbert R Thomas

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Energy performance certificate (EPC)

11 GLYN GARFIELD CLOSE  
NEATH  
SA11 2JR

Energy rating  
**C**

Valid until:  
6 August 2031

Certificate number:  
0867-0000-6208-6719-9214

Property type

Semi-detached house

Total floor area

73 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) (<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 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 60

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current

Potential

C

B

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