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16 Wallace Road

Neath, Neath Port Talbot,  
SA11 1YL

## 16 Wallace Road

Asking price **£79,995**

A well-presented two bedroom end of terrace property on the periphery of the town centre. With no ongoing chain This property is an ideal first time purchase/investment.

Two bedroom, end of terrace property.

On the periphery of Neath town centre.

Low maintenance garden to the rear.

No ongoing chain.

Ideal investment / first time buy.



We are pleased to offer for sale a two bedroom end of terrace property on the periphery of Neath town centre.

As you enter the property via a UPVC double glaze door you approach an entrance hallway, with a staircase to the first floor and door to the lounge.

The main reception room (3.51m x 3.43m) is positioned at the front of the property with a double glazed window, radiator, gas fire and surround with a fitted carpet. A sliding door takes you to the kitchen (4.65m x 1.91m) which has; a double glazed window to rear, a matching range of base and wall units with integrated appliances, comprising; washing machine, double oven with gas hob and extractor above, under counter fridge freezer, stainless steel sink, double glazed window to side, radiator, vinyl flooring plus under stairs storage.

A sliding door of the kitchen takes you to the rear hallway which has a door to a small utility room with; a wall mounted gas combination boiler and tiled flooring. From the rear hallway is the ground floor shower room (2.09m x 1.71m), which has; a double glazed window to rear and comprises a three-piece suite, close coupled WC, pedestal wash hand basin, double shower cubicle with mixer shower, radiator, fully tiled walls and tiled flooring.

The first floor landing provides access to two bedrooms, with a double glazed window to rear enjoying far-reaching views, and a radiator.

The Master bedroom (3.76m x 2.81m) which is positioned at the front of the property has; a double glazed window, built-in wardrobes, radiator, fitted carpet, plus a door to a additional En suite WC.

Bedroom Two (2.85m x 2.61m) is at the rear of the property with a double glazed window enjoying far-reaching views, built-in wardrobes, access to loft hatch, radiator and fitted carpet.

Externally is a low maintenance rear garden mainly laid to patio slabs with a separate flowerbed area and access to rear lane via wooden gate.



### Directions

SAT NAV use SA11 1YL

### Tenure

Freehold

### Services

Council Tax Band

EPC Rating



Viewing strictly by  
appointment through  
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