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35 Glen Road
Neath,
Neath Port Talbot,
SA11 3DS

35 Glen Road

Asking price £229,950

A Four-Bedroom Semi-Detached
Family Home located in Neath .

Four double
bedrooms.

Off road parking via a
drive and an EV
charging point.

Downstairs WC.

Separate utility room.

Short walk to Neath
town centre and the
Gnoll country park.





This beautifully proportioned four-bedroom semi-detached property offers the perfect blend of character, comfort, and practicality. With four genuine double bedrooms, versatile living spaces, and a thoughtfully designed layout, this property is ideal for growing families, first-time buyers seeking a spacious and conveniently located home.

Positioned within a popular residential area close to Neath town centre and within easy walking distance of the much-loved Gnoll Country Park, the home benefits from a peaceful setting with direct access to amenities, schools, and transport links — offering both lifestyle and location.

Exterior -

The property is set back from the street, with a private driveway providing off-road parking and the added benefit of an electric vehicle charging point. A concrete porch, framed by established shrubs, creates a welcoming entrance.

Ground Floor -

Entrance Hallway

Stepping inside, you are greeted by a bright and inviting hallway finished with modern tiled flooring and a sleek vertical radiator. From here, the home flows naturally into the lounge, kitchen/diner, and utility spaces.

Lounge

Situated to the front, the generous lounge is flooded with natural light thanks to dual-aspect UPVC double-glazed windows. Two radiators sit neatly beneath each window, creating warmth throughout. The room’s focal feature is the wooden staircase, complete with under-stairs storage (currently open with shelving, offering potential for a closed cupboard). A soft carpet finish enhances the comfort of this light and airy space, which also provides direct access into the kitchen/diner.

Kitchen/Diner

A true heart of the home, the kitchen/diner is positioned to the rear and has been designed with both practicality and social living in mind. The current owners have styled the room as a combined kitchen and sitting area, perfect for family life or entertaining guests. The kitchen has been fitted with a range of country cottage-style base units , ceramic sink with stainless steel mixer tap and an Integrated gas hob with an electric oven. There is space for a freestanding fridge freezer. The kitchen has been finished with tiled flooring that continues seamlessly into the adjoining utility. The space is filled with natural light, courtesy of a rear-facing UPVC window, a Velux skylight, and bi-folding UPVC doors that open fully to the garden, creating a fluid transition between indoor and outdoor living. Two radiators ensure comfort year-round.

Utility Room

Directly accessed from the kitchen, the utility room offers ample space for freestanding appliances including a washing machine and dishwasher. Additional fitted storage ensures clutter-free organisation. A set of UPVC patio doors open into the garden, further enhancing the property’s family-friendly design.

Downstairs WC

Conveniently located off the utility, the WC is finished with the same tiled flooring and fitted with a hand basin and toilet. A frosted side window allows for natural light while maintaining privacy.

First Floor

The carpeted staircase rises to a light-filled landing, enhanced by two small side windows. From here, access is provided to all four bedrooms and the family bathroom.

Bedroom One (Rear)

A spacious double room with fitted carpet, rear-facing UPVC window, and radiator.

Bedroom Two (Front)

A second generous double bedroom to the front, finished with carpet and complete with a large UPVC window and radiator.

Bedroom Three (Front)

Another well-proportioned double room with fitted carpet, radiator, and front-facing UPVC window.

Bedroom Four (Front /Office)

Currently utilised as a sewing/office space, this is also a full-size double bedroom with laminate flooring. The standout feature is the elevated mountain views from the front-facing UPVC window — a rare and desirable outlook.

Family Bathroom

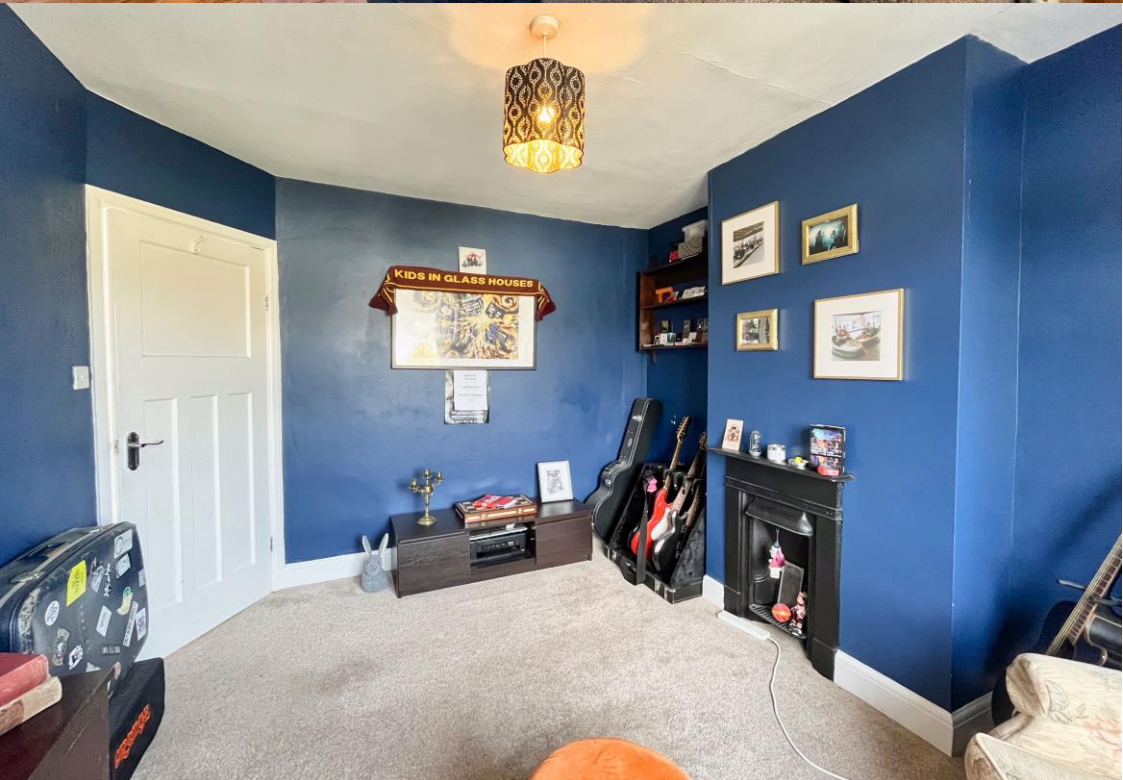
Fitted with a modern three-piece suite comprising of a bath with overhead shower, toilet and hand basin. The bathroom is complemented by wood-effect laminate flooring, tiled splashbacks, and a frosted rear-facing window for privacy.

Rear Garden

The rear garden is both practical and inviting, accessed from either the utility or the kitchen’s bi-fold doors. A concrete patio area immediately to the rear, enclosed with a stone wall ,perfect for outdoor dining and summer barbecues. Steps lead down to a lawned garden, surrounded by mature shrubs and secure fencing, creating a safe space for children and pets. This outdoor area offers excellent scope for landscaping or personalisation, allowing buyers to create their ideal garden retreat.

Summary

This property offers a rare combination of four double bedrooms, versatile living space, and both indoor and outdoor flow, making it ideal for families or first-time buyers looking for room to grow. With off-road parking, an EV charging point, and proximity to Neath town centre and Gnoll Country Park, it delivers both convenience and lifestyle.



Directions

For Satnav users SA11 3DS.

Tenure

Freehold

Services

All main services.

Council Tax Band D

EPC Rating D

Viewing strictly by
appointment through
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Energy performance certificate (EPC) - First energy certificate - GOV.UK

Energy performance certificate (EPC)

15, Oak Road SA11 3DS	Energy rating D	Valid until: 31 May 2027
		Certificate number: 8433-7025-5325-125-3026
Property type	Semi-detached house	
Total floor area	150 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-and-labelling-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-and-labelling-guidance>).

Energy rating and score

This property's energy rating is D. 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

<https://www.gov.uk/energy-certificates/8433-7025-5325-125-3026/summary>

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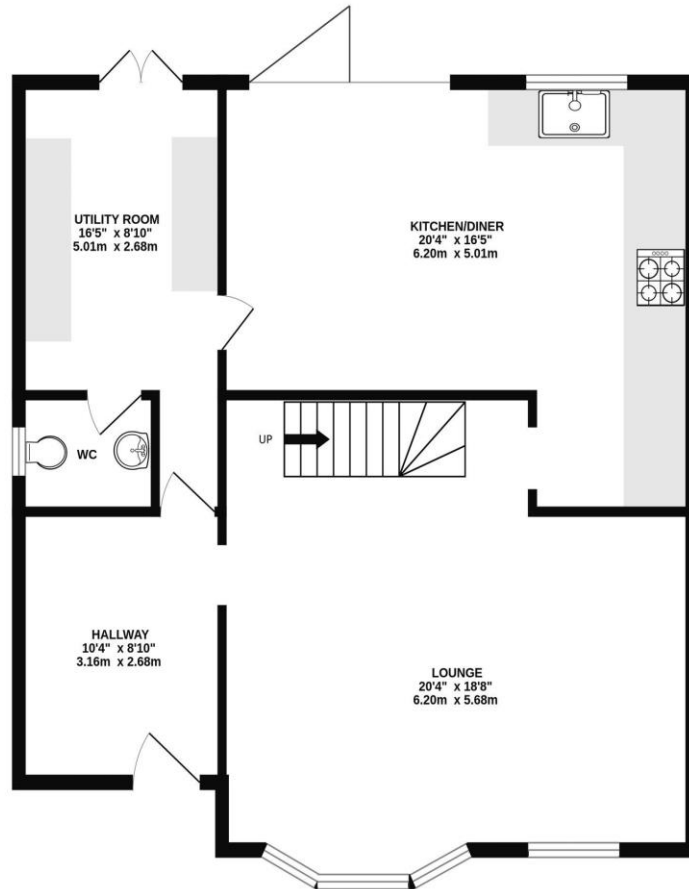
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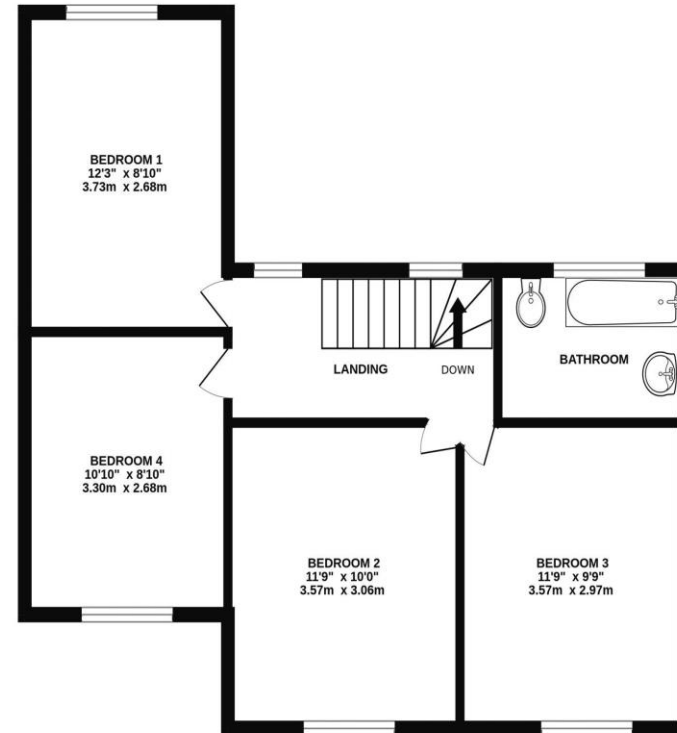
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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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