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31 Twyn Teg
Neath, Neath Port Talbot,
SA10 7RN

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Offers In Excess Of £160,000

This two bedroom end terrace property with no ongoing chain and having recently undergone a full renovation is situated in close proximity to local amenities such as schools and local shops.

Being sold with no ongoing chain

Recently undergone full renovation

Two generously sized double bedrooms to the first floor

Driveway providing off road parking

Low maintenance enclosed rear garden

Modern kitchen with white sleek units and integrated appliances

Utility room and downstairs cloakroom

Conveniently located near local amenities

Large family bathroom with free standing bath and walk in shower

Recently replaced windows on entire property





Conveniently situated nearby to local amenities, this 1980s two bedroom end terrace property is the ideal home for first time buyers or anyone looking to downsize. The property is being sold with no ongoing chain and has undergone a full renovation in the last two years.

To the front of the property there is off road parking for up to two cars available via a driveway. The driveway is laid mostly to patio slabs and gravel. The property is entered via a white UPVC door that leads to the entrance hallway. The hallway gives access to the reception room, the kitchen and the stairway leading to the first floor accommodation. There is plenty of storage space available under the stairs which is accessible via an opening.

The reception room is located at the front of the property and benefits from a large double glazed UPVC window which allows light to enter the room. The room features a focal fireplace with a black marble surround and alcove space either side. There is grey carpet laid to floor.

The good sized kitchen is fitted with modern and sleek white base, larder and wall mounted units with a wood effect laminate worktop. There is a contemporary matte black sink fitted with a matching matte black mixer tap. To the walls, black subway style tiles and wooden flooring flows through from the hallway. The kitchen benefits from integrated appliances including an electric hob, oven, microwave, fridge, freezer and slimline dishwasher. Above the sink, a large UPVC window allows light to flow through the room.

Leading on from the kitchen, there is a small step up that leads into the utility space which provides access to the Baxi combination boiler located within a storage cupboard. Space for a washing machine and tumble dryer is also available in the utility space thanks to shelving that is present allowing to stack the appliances.

Following on from the utility room, a downstairs cloakroom is located. The cloakroom features a low level W/C and sink fitted with a storage unit

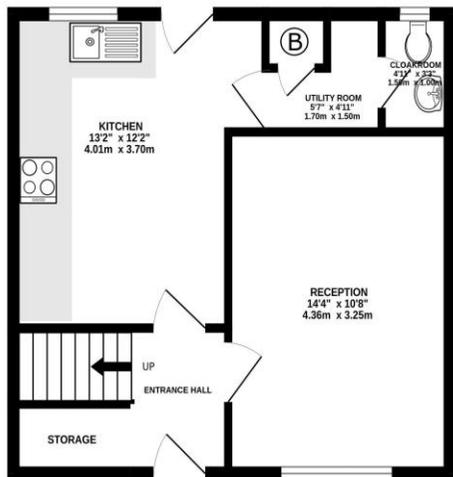
underneath. Above the sink unit, there is a mosaic tile to the wall. The same wooden flooring flows in from the utility space and kitchen and an obscure glazed window allows light to enter the cloakroom.

To the first floor, the carpeted landing gives access to the two generously sized double bedrooms and the family bathroom. Bedroom one is located at the front of the property and features a large UPVC window. Bedroom two is located at the rear of the property and again features a UPVC window that lets light into the room. Both bedrooms have matching grey carpet as the stairs and landing.

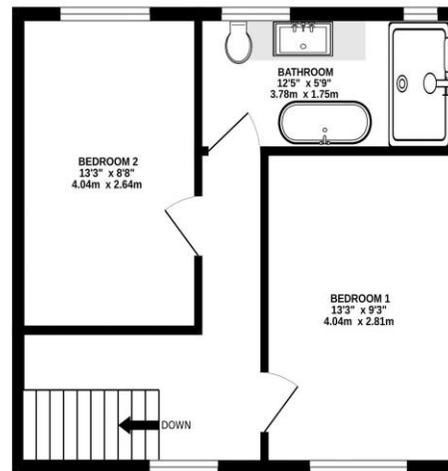
The family bathroom is well proportioned and offers a four piece suite comprising of a low level W/C, large sink with storage unit underneath, free standing bath and large walk in shower. There is black Perspex cladding to the walls and a grey wood effect vinyl flooring. There are two obscure glazed windows to the rear of the property, which allow light to enter the bathroom.

To the rear of the property, there is a low maintenance two tier garden which is laid mostly to patio slabs and has a shed for added storage space. At the boundary, a wooden gate gives rear access to behind the property's boundary. The garden also benefits from a raised flower bed at the front of the top tier.

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 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 7RN

Tenure

Freehold

Services

All mains services

Council Tax Band B

EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

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Energy performance certificate (EPC)		
31, Twpn Reg M0175 SA10 7RN	Energy rating E	Valid until: 27 July 2024 Certificate number: 2188-2081-4283-6274-0910
Property type	End-terrace house	
Total floor area	70 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-rentals-energy-efficiency-ratings-and-lettings-notice).		
Energy rating and score		
This property's current energy rating is E. It has the potential to be B.		The graph shows this property's current and potential energy rating.
See how to improve this property's energy efficiency		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 50

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.

