



**hrt**  
herbert r thomas

21 Arthur Street  
Neath

SA11 1HP  
[hrt.uk.com](http://hrt.uk.com)



## 21 Arthur Street

Asking price **£175,000**

An incredibly well presented three bedroom stone fronted, end of terrace family home, situated within a well regarded area on the periphery of Neath town centre.

A traditional bay fronted end of terrace property

Located within a quiet residential area

Ideally positioned within close proximity to Neath town centre

Deceptively spacious and lovingly maintained throughout

Beautiful period features retained

Three reception rooms

Three bedrooms plus bathroom to first floor

Good sized low maintenance side and rear gardens

Permit street parking









This deceptively spacious three bedroom end of terrace family home is located within a quiet residential area close to Neath town centre. It is conveniently located less than a five minute walk to a main line train station and all the local amenities offered within the Town Centre.

The property is entered via a solid wood paneled door into an entrance porch, featuring ornate tiled flooring and benefits from a wooden and stained glass internal door giving access to the hallway. It has been fitted with laminate wood flooring and gives access to the front reception rooms, dining room and the fixed staircase rising to the first floor accommodation.

The main front reception rooms was formerly two rooms but now offers a large open plan space to enjoy with a living room to the front and a garden view room to the rear. The room is flooded with natural light from a traditional bay window to the front and features an impressive ornate focal fireplace to one wall, flanked by alcoves. The room offers exposed solid wood flooring which continues through into the garden view room. The garden view room offers a set of UPVC glazed patio doors to the rear and also benefits from a focal feature fireplace to one wall, flanked by alcoves.

At the rear of the property the bright and spacious dining room offers a continuation of the same laminate wood flooring as the hallway, has a large window to the side, gives access to a useful understairs storage cupboard and boasts a focal feature fire surround to the rear wall.

A doorway to the rear leads through into the kitchen/breakfast room. It has been fitted with a matching range of base and wall mounted units, with a light laminated work surface over. It offers a built in eye level oven, space for three under counter appliances and benefits from a four burner gas hob.

There is a stainless sink unit positioned below a rear window, a second window to the side, an ornate expose ceiling beam above and a doorway to the side giving access to the rear garden.

To the first floor the landing gives access to all three bedrooms and the shared bathroom.

Bedroom one a large double bedroom located to the front of the property offering double windows to the front, exposed wooden flooring and an ornate focal feature fireplace to one wall. Bedroom two is a good sized double bedroom offering exposed wooden flooring, an ornate focal feature fireplace to one wall and a window to the rear. Bedroom three is located towards the rear of the property. It is a comfortable single bedroom with exposed solid wood flooring, recessed alcove shelving and a window to the side.

The bathroom is positioned at the rear of the landing and has been fitted with a contemporary four piece suite comprising; free standing rolltop bath, separate shower cubicle with mains powered shower fitted and glazed shower screen, low level WC and pedestal wash hand basin. There is a window to the side, half height tiling to walls, painted wooden flooring and has access to a useful storage cupboard housing the boiler.

Outside the property benefits from a front courtyard garden, positioning the property away from the roadside. It is accessed via a half height wrought iron gate, with a further tall wooden gate to the side of the property giving access to the enclosed garden. Beyond the tall wooden gate, the low maintenance enclosed garden is mainly laid to ornate paving, lawn and pathways.

The side area offers convenient space to store recycling and is level to allow for a storage shed. The lawned area to the rear enjoys a border of mature plants and shrubs and offers a private outlook.

# AWAITING FLOORPLAN



## Directions

For Satnav users SA11 1HP

## Tenure

Freehold

## Services

All main services

Council Tax Band C

EPC Rating

Viewing strictly by  
appointment through  
Herbert R Thomas

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## Energy performance certificate (EPC)

21 Arthur Street NEATH SA11 1HP	Energy rating <b>D</b>	Valid until: 7 June 2035
		Certificate number: 0130-2430-5550-2525-0545

Property type End-terrace house

Total floor area 101 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-standards-for-landlords>

## 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.](#)

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.



