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28 Ena Avenue
Neath

SA11 3AD

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28 Ena Avenue

Asking price **£120,000**

This spacious two bedroom first floor flat is situated within a sought after area, conveniently close to all the local amenities and public transport links within Neath town centre. The property is available to purchase with no ongoing chain.

A very well maintained first floor Flat

Available to purchase with no ongoing chain

Conveniently situated just a short level walk to the town centre

Deceptively spacious accommodation throughout

Private, enclosed off road parking space to the rear

Gas central heating and UPVC double glazing throughout

Lease has recently been extended to 999 Years



The apartment is housed within a purpose built building containing two ground floor and two first floor dwellings, with communal entrance hallway and a fully enclosed allocated off road parking area to the rear. The building is entered via a shared main entrance doorway into a bright and spacious communal hallway.

The fixed staircase rising to the first floor accommodation leads to the front door on the right hand side. Inside, the property has a central hallway with fitted carpet flooring and doorways leading to the two bedrooms, a useful cloaks storage cupboard, lounge/dining room and the main bathroom.

The lounge/diner is located to the rear of the property.

This impressive sized room is flooded with natural light from a set of UPVC sliding patio doors to the rear and benefits from fitted carpet flooring, with a focal feature electric fireplace to one wall. A doorway to the side of the lounge/diner gives access into the kitchen.

The kitchen has been fitted with a matching range of light coloured base, larder and wall mounted units with a laminated work surface over. It benefits from an integrated fridge/freezer, integrated electric oven with four ring electric hob above, integral washing machine, plastic sink and drainer unit set below the large rear window.

The kitchen is finished off with splashback tiling and vinyl patterned flooring,

Back off the hallway, the two bedrooms are located to the front of the property and each benefit from fitted carpet flooring and built in wardrobe storage.

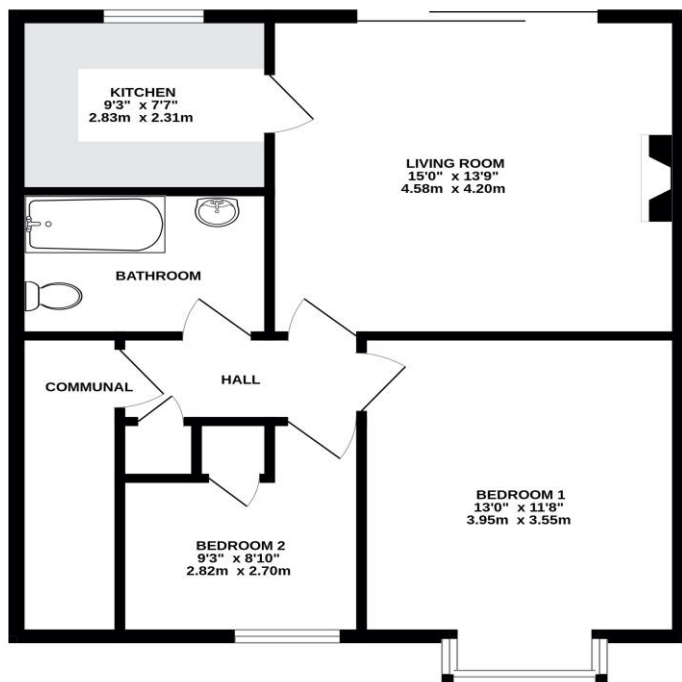
Bedroom one is a very large double bedroom, with a large box window to the front and fitted wardrobe storage to two walls.

Bedroom two is a comfortable single bedroom with window to the front and has access to a large storage cupboard.

The well-proportioned main bathroom has been fitted with a coloured three piece suite comprising; panel bath with mains powered over bath shower fitted, low level WC and a pedestal wash hand basin. The room benefits from full height wall tiling, fitted carpet flooring and a wall mounted vanity unit.

Outside to the rear, an enclosed large courtyard provides a private space to enjoy and offers secure parking for the residents of the building. Each apartment has one allocated parking bay and the courtyard can only be accessed via an electric compound roller shutter gate, remotely operated for convenience.

FIRST FLOOR
656 sq.ft. (60.9 sq.m.) approx.





Directions

SAT NAV USERS SA11 3AD

Tenure

Leasehold - 999 Years Remaining

Current Annual Ground Rent and service charge

£900

Services

All Mains Services

Council Tax Band C

EPC Rating c

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)

Address 33 Alfred Street SA11 1EH	Energy rating C	1000 kWh 18 March 2009 Certificate number 1000-4327-1000-0000
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Property type Top-floor flat

Total floor area 55 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](http://www.legislation.gov.uk/uksi/2002/1673/schedule_2/part_1/paragraph_6) (http://www.legislation.gov.uk/uksi/2002/1673/schedule_2/part_1/paragraph_6).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



The graph shows the 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

Breakdown of property's energy performance

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.