



**hrt**  
herbert r thomas

24 Old Road  
Neath

SA11 2BU

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## 24 Old Road

Asking price **£175,000**

An exceptionally well presented and full refurbished three bedroom semi detached family home, situated on a quiet one way road, close to local amenities.

A fully refurbished semi detached family home

Available to purchase with no ongoing chain

Spacious and flexible accommodation throughout

Two reception rooms

Kitchen with separate utility/cloakroom

Three bedrooms, one with full ensuite bathroom

First floor shower room

Immaculate landscape front and rear gardens

New UPVC double glazed windows and doors throughout









Located on a quiet one way road, close to many local amenities and reputable primary school, is this fully refurbished, circa 1900's semi detached house. The property has recently undergone significant improvement, both internally and externally and further benefits from newly fitted UPVC double glazed windows and door throughout.

The property is entered via a wood effect UPVC and glazed panel door into a light and inviting entrance hallway, featuring laminate wood flooring and an ornate ceiling arch cast molding. The hallway has a staircase rising to the first floor accommodation and doorways giving access to two reception rooms, a generous understairs storage cupboard and the kitchen.

The first of the two reception rooms is located to the front of the property. The room has a continuation of the same laminate wood flooring as the hallway and benefits from ornate coving and ceiling rose. To the front, a bay window floods the room with natural light and provides an elevated view over the front garden.

The kitchen is positioned centrally within the property. It has been fitted with a matching range of contemporary base and wall mounted units with a laminated marble effect work surface over. There are white goods remaining within the kitchen to include; fridge/freezer, slim line dishwasher and a free standing double oven with four ring electric hob. A stainless steel sink unit is positioned below a large rear window and the floor has been laid to a tile effect laminate,

At the end of the hallway, a doorway gives access to the second reception room. The room offers a continuation of the same laminate wood flooring as the hallway, a large window to the side and boasts a focal feature electric stove fireplace to one wall.

Beyond the second reception room, a doorway leads through into a rear boot room area, with fitted work surface. The area has an external door to the side giving access to the rear courtyard and an internal door providing access to the utility/cloakroom. Both rooms have floor to ceiling Perspex panelling to walls and stone effect laminate flooring.

The utility/cloakroom benefits from plumbing for white goods, a fitted work surface and has been fitted with a low level WC and vanity wash hand basin. The stairs to the first floor are laid to fitted carpet, which continues through onto the split level landing. The landing gives access to all three bedrooms and the shower room.

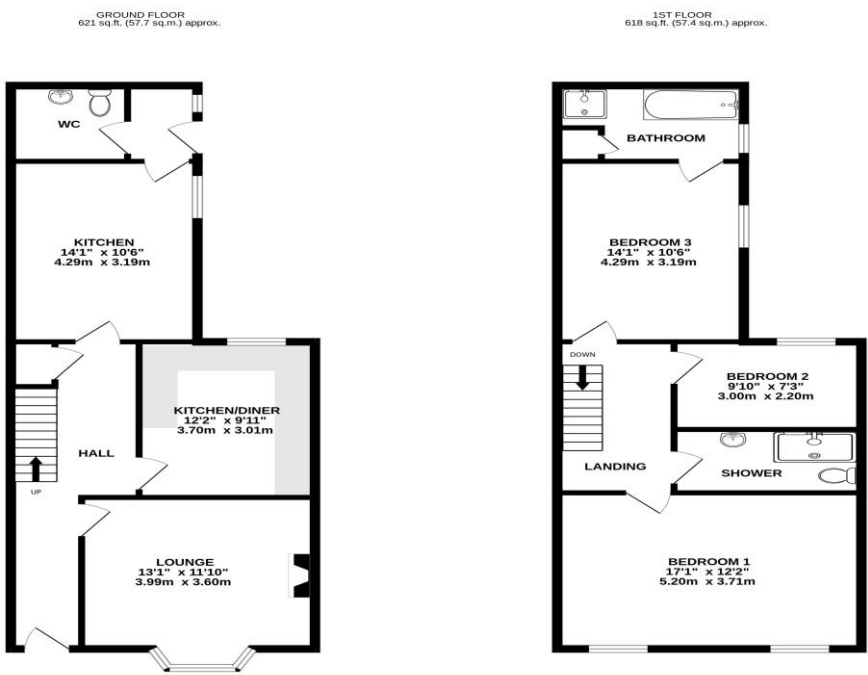
Bedroom one is located to the rear of the property. The good sized double bedroom benefits from fitted carpet flooring, a large window to the side and has a doorway leading into a private en-suite bathroom. The en-suite bathroom has been fitted with a contemporary white four piece suite comprising; panel bath, low level WC, vanity wash hand basin and separate shower cubicle. Within the bathroom, there is access to a large airing cupboard that currently houses a modern gas combination boiler. The en-suite further benefits from Perspex panelling to walls, tile effect laminate flooring, wall mounted heated towel rail and an obscure glazed window to the side.

Bedroom two is an impressive sized double bedroom, featuring fitted carpet flooring and two windows to the front providing light and far ranging views. Bedroom three is a well proportioned single bedroom, with fitted carpet flooring and a window to the rear. These two remaining bedrooms share the use of shower room.

The shower room has been fitted with modern fixtures to include; free standing double shower cubicle with rainfall shower, low level WC and a pedestal wash hand basin. The room has tile effect laminate flooring and a wall mounted heated towel rail.

Outside, to the front of the property, traditional stone steps to the side provide access from the roadside up to the property's entrance. The low maintenance tiered garden has mainly been laid to ornate stone chippings and paving stones. Towards the front of the building, half height wrought iron fencing enclosed some mature shrubs and a level pathway leading to the front door. The rear garden can be accessed from the front via a tall wooden side gate into a level courtyard area, with further stone steps leading up to the immaculately kept tiered garden.

The garden had been very well landscaped for low maintenance and features areas of ornate stone chipping and level areas of artificial grass, the whole garden is fully enclosed with modern feather edge fencing and a central pathway leads from the first tier to the third.





EPC Rating

Viewing strictly by  
appointment through  
Herbert R Thomas

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**Energy performance certificate (EPC)**

Dr. Guy David Head of Health Unit, 2004	Energy saving <b>D</b>	Unit code 1001	01 October 2004
		Certificate number 0054 1101 7100 0001 0000	

Property type Semi-detached house

Total floor area	126 square metres
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### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

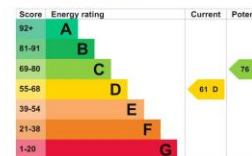
You can read *Guidance for authors in the preparation and submission* (<http://www.oxfordjournals.org/submit/authors/prepare>) for more information.

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### Energy rating and score

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

[See how to improve your 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

### 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.



