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herbert r thomas

15 Eastland Road
Neath

SA11 1HS

hrt.uk.com



15 Eastland Road

Offers In Excess Of **£145,000**

A deceptively spacious and tastefully refurbished three bedroom mid terrace family home, situated just a short stroll to the Town Centre and local amenities.

Being sold with no ongoing chain

Situated just a short stroll to Victoria Gardens, Town Centre shops and train station

Open plan living/dining room

Contemporary fitted kitchen and bathroom

Three good sized bedrooms

Cloakroom to ground floor

Enclosed rear garden with hard standing for off road parking

Viewings highly recommend



An ideal opportunity to purchase this tastefully refurbished three bedroom mid terrace family home situated close to Neath Town Centre.

The property is entered via a UPVC wood grain effect and glazed panel door into a convenient entrance porch, with a further doorway leading into the lounge/diner.

The impressive sized lounge/diner is a light and airy space offering a window to the front and a set of UPVC patio doors to the rear. There is a continuation of the same carpeted flooring as the entrance porch which extends up the staircase onto the first floor landing.

Beyond the lounge/diner is the kitchen which has been newly fitted with a matching range of contemporary base and wall mounted units, with a laminated worksurface over.

There is complimentary splashback tiling, tiled flooring, four burner gas hob and eye level oven.

To the rear of the kitchen a useful utility area has been created to allow for two appliances and currently houses the modern Ideal gas combination boiler. Finally a doorway off the kitchen leads into the cloakroom. The cloakroom has a continuation of the same tiled flooring and walls to match the kitchen. It has been fitted with a white two piece suite and there is an obscure glazed window to the rear.

To the first floor the landing gives access to all three bedrooms and the family bathroom. Two bedrooms are good sized doubles and the third is a comfortable single bedroom.

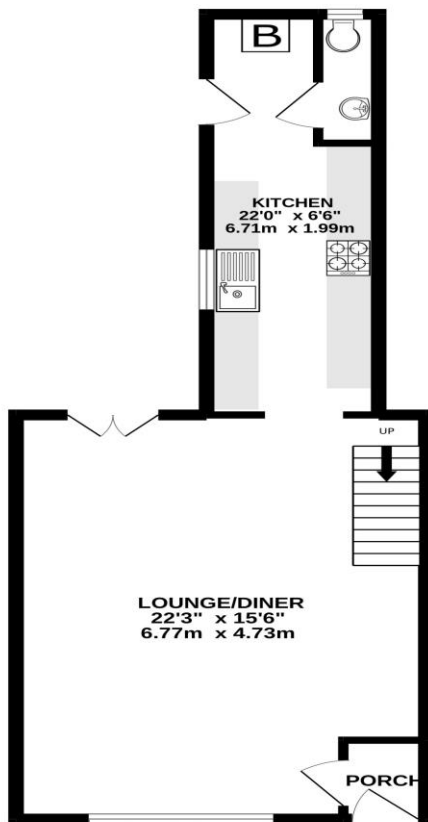
The family bathroom features a modern three piece suite comprising; panel bath with shower head tap attachment over, vanity wash hand basin with cupboard storage below and a low level WC. There is contemporary splashback tiling to all wet areas, laminate wood flooring and an obscure glazed window to the rear.

Outside to the front there is a gravelled garden area elevated above street level. Concrete steps with grab rail lead up from the pavement to a pathway towards the front.

To the rear is a low maintenance enclosed garden laid mainly to concrete patio and an artificial lawned area. A hard standing to the rear offers off roading parking and is accessed via a set of tall galvanised double gates which lead to the rear lane.

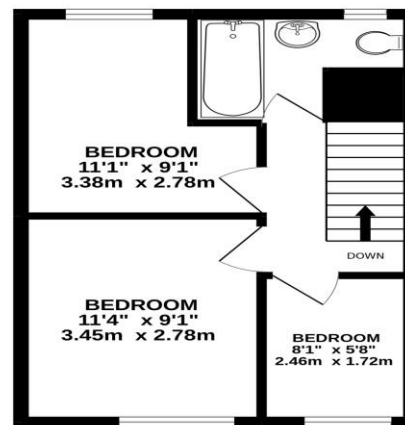
GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.

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1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.

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324 sq.ft. (30.1 sq.m.) approx.





Directions

SAT NAV USERS SA11 1HS

Tenure

Freehold

Services

All Mains Services
Council Tax Band B
EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)

33 Alfred Street Neath SA11 1EH	Energy rating C	Valid until 23 February 2030 Certificate number 0985-3989-7435-3330-9146
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Property type Mid-terrace house
Total floor area 86 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/energy-ratings-for-rental-properties) (<https://www.gov.uk/guidance/energy-ratings-for-rental-properties>).

Energy efficiency rating for this property

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

[See how to improve this 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.