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herbert r thomas

45 Tennant Grove  
Neath, SA10 6ES

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# 45 Tennant Grove

Asking price **£299,995**

Herbert R Thomas are delighted to market this recently extended, modern four bedroom Family home, in the sought after development of Tennant Grove, conveniently located close to local amenities and schools with easy access to the M4.

Modern, four bedroom Family home

Sought after development

Popular Village of Skewen

Close to local amenities and schools

Easy access to the M4

Four bedrooms, two with En Suites

Family bathroom

Garage

Ample parking for two cars

Low maintenance gardens to the front and rear





As you enter the property via a composite double glaze door, you enter a spacious HALLWAY with doors off to the reception rooms and ground floor WC.

GROUND FLOOR WC (2.39 x 1.14) UPVC double glaze frosted window to front comprising; a two piece suite, close coupled WC, pedestal wash hand basin with mixer tap and tiled splash back, radiator and wood effect vinyl flooring.

LOUNGE (5.05 x 3.38) UPVC double glazed box bay window to front, two radiators, wood effect vinyl flooring.

KITCHEN BREAKFAST ROOM (5.95 x 3.32) UPVC double glazed window and patio doors to rear, fitted with a matching range of base and eyelevel units with integrated appliances, two radiators and wood effect vinyl flooring breakfast bar area.

Off the kitchen is a UTILITY ROOM (3.01 x 1.82) with base units with laminate worktop over, space and plumbing for white goods, double glazed window, door to rear, door to garage, radiator and wood effect vinyl flooring.

THE MASTER BEDROOM (5.93 x 3.03) is a recent addition to the property, it has a UPVC double glazed window to front, door to En suite bathroom / shower room.

EN SUITE (2.98 x 1.9 ) UPVC double glazed window to rear comprising; a four piece suite, freestanding bath with mixer tap, double shower cubicle with mixer shower, WC and wash hand basin housed in vanity style unit, chrome heated towel rail, electric shaver point, fully tiled walls and tiled flooring

BEDROOM TWO (4.04 x 3.39) is positioned at the front of the property, with a UPVC double glazed window, radiator and fitted carpet.

BEDROOM TWO EN SUITE (3.34 x 1.18) UPVC double glazed frosted window to side, comprising a three-piece suite, shower cubicle with mixer shower, pedestal wash hand basin, close couple WC, chrome heated towel rail, and vinyl flooring.

BEDROOM THREE (3.36 x 3.58) positioned at the rear of the property with a UPVC double glazed window, radiator, fitted carpet and built-in wardrobes.

BEDROOM FOUR (2.42 x 2.43) to the front has; a UPVC double glazed window, radiator, fitted carpet, and built in wardrobes.

Externally the property benefits from front and rear gardens, the rear garden is mainly laid to patio with border stone. The front garden laid to Astroturf with driveway for two vehicles.





## Directions

From the M4 take the exit for Skewen, Proceed along Pen Y Heol, before the park take the second Left. Continue up the hill, at the mini roundabout turn left, continue on Crymlyn Road, then turn right into Tennant Grove.

## Tenure

Leasehold (over 100 years)

## Services

All Mains Services  
Council Tax Band D  
EPC Rating B  
Ground rent £150 a year

Viewing strictly by appointment through  
Herbert R Thomas

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

## Energy performance certificate (EPC)

45, Tennant Grove NEATH SA10 6ES	Energy rating <b>B</b>
Valid until 3 December 2027	Certificate number 0948-0954-7322-5353-3004

**Property type**  
Detached house

**Total floor area**  
108 square metres

### Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/540000/landlord-guidance.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/540000/landlord-guidance.pdf)).

### Energy efficiency rating for this property

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

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

<https://ed.energy-certificates.digital.communities.gov.uk/energy-certificates/0948-0954-7322-5353-3004>

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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.

