

NEW PRICE



74 Neath Road, Rhos SA8 3HB

Offers in the region of £170,000

Double-Fronted Semi Detached House
3 Double Bedrooms, 2 Spacious Reception Rooms
Off-Road Parking, Good Size Garden
Ideal Family Home. Popular Village Location
Viewing Essential. No Chain. EPC: E48

ZJ/DT/74431/220120

DESCRIPTION

Originally known as Rhos Post Office, this double fronted, semi-detached property offers ideal family accommodation, with spacious rooms, off-road parking and a lovely rear garden.

The property is offered for sale with no upward chain and we would say viewing comes highly recommended. A popular bus route runs right by the house, offering excellent links to the nearby towns of Pontardawe and Neath, both of which provide a number of social and daily amenities, including shops, primary and comprehensive schools, pubs and restaurants. The M4 is also easily accessible at junctions 43 & 45.
EPC: E48

ENTRANCE HALLWAY

Double glazed door to front, radiator, door to:

LOUNGE / DINING ROOM

22'1 x 16'8 narrowing to 9'5 (6.73m x 5.08m narrowing)
Double glazed tilt & turn window to the front and rear, 2 radiators, original cast iron fireplace with beautiful tiled inset and wood surround, separate electric fireplace, staircase to first floor, TV and telephone point, coved ceiling, door to:

KITCHEN

11'1 x 9'7 (3.38m x 2.92m)
Double glazed window to the rear looking out to the garden, double glazed door to side. Fitted with a range of wall and base units with worktops over, incorporating a stainless steel sink and drainer unit, space for fridge and freezer, space for freestanding cooker,

integrated extractor hood, storage cupboard housing wall mounted Worcester combination boiler, tiled splash-back, radiator.

SITTING ROOM

22'2 x 8'11 narrowing to 5'3 (6.76m x 2.72m narrowing)
Double glazed tilt and turn window to the front, radiator, TV point.

FIRST FLOOR LANDING

Double glazed window to the rear, loft access, door to:

BEDROOM ONE

12'9 x 10'3 (3.89m x 3.12m)
Double glazed tilt and turn window to the front, radiator.

BEDROOM TWO

13'7 x 11'8 (widest points) (4.14m x 3.56m (widest)
Double glazed tilt and turn window to the rear, radiator, fitted bedroom furniture including wardrobes, drawers and bedside cabinets, TV point.

BEDROOM THREE

10'1 x 9'4 (3.07m x 2.84m)
Double glazed tilt and turn window to the front, radiator, telephone point.

BATHROOM

Double glazed tilt and turn window to the rear, radiator. Suite comprising of WC, pedestal wash hand basin, panelled bath with overhead shower, part tiled walls, extractor fan, airing cupboard with radiator.

EXTERNALLY

To the front of the property there is a small lawn and a driveway to the side with off road parking space for 2 vehicles. There is gated side access to the rear garden which is of a good size and mainly laid to lawn. The lawn is edged with mature shrubs and trees. There is a concrete patio area and an **OUTSIDE WC**.

SERVICES

We are advised mains services are connected.

VIEWING

By appointment with the selling Agents on 01792 864900 or e-mail pontardawe@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisPont or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

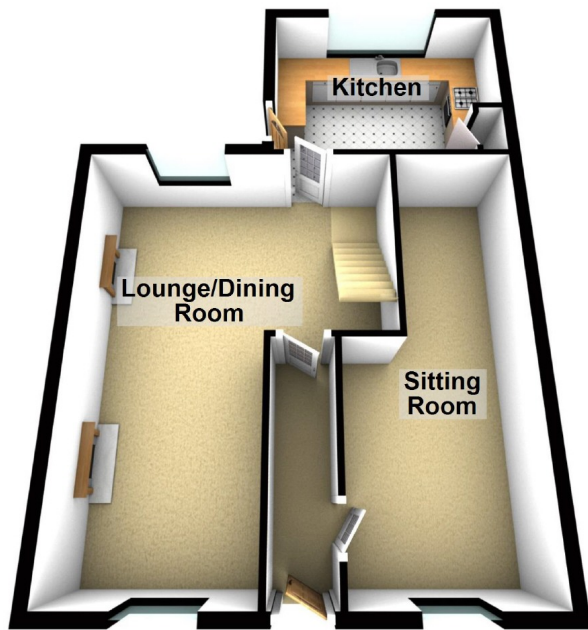
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

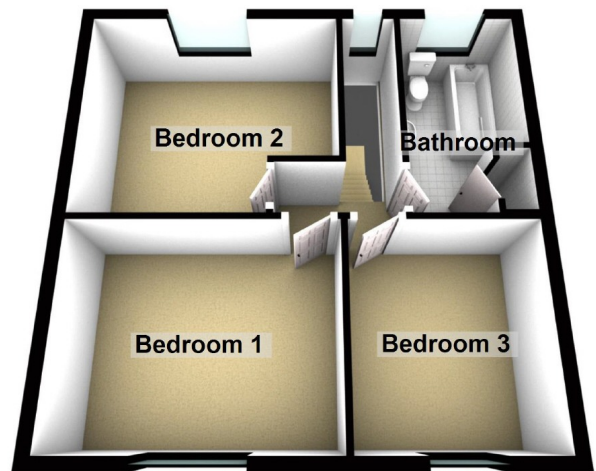
DIRECTIONS

From our office, go straight through the traffic lights and proceed to the next roundabout and take the first exit to the next mini-roundabout and go straight across. At the next roundabout, take the second exit up over the flyover and at the next roundabout take the second exit signposted Rhos. Continue through the village of Gellinudd and up through the village of Rhos where there is a primary school on the right-hand side. Continue along and the property is located on the left-hand side of the road, opposite the turning to Delffordd.

Ground Floor



First Floor



Please Note:- This plan is for illustrative purposes only and is NOT scale
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential			
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	85	England & Wales	EU Directive 2002/91/EC	84

John.
Francis