



## 17 Elm Road, Briton Ferry, Neath, SA11 2LY

**Offers In The Region Of £74,950**

Situated within the village of Briton Ferry, close to local schools, access for the M4 motorway and a short distance from all amenities at Neath Town Centre, an end-terraced property in need of a programme of modernisation and improvement, benefitting from a new gas combination boiler and accommodation over 2 floors to include 2 reception rooms and kitchen to the ground floor and 3 bedrooms and bathroom/w.c. to the first floor. Outside there is a front forecourt and enclosed garden to the rear.



**Front double glazed entrance door into:**

**Entrance hallway 13'11" x 5'4" (4.260m x 1.651m)**

With covered ceiling, radiator, understairs cupboard, stairs to first floor.

**Front living room 11'6" x 10'3" (3.527m x 3.126m)**



With double glazed window to front, covered ceiling, fitted electric fire (not tested) with fire surround, radiator.

**Rear living room 12'3" x 11'3" (3.754m x 3.450m)**



With fitted gas fire (not tested) with surround, double glazed window to rear, radiator, picture rail, covered ceiling.

**Kitchen 16'7" x 5'10" (5.078m x 1.803m)**



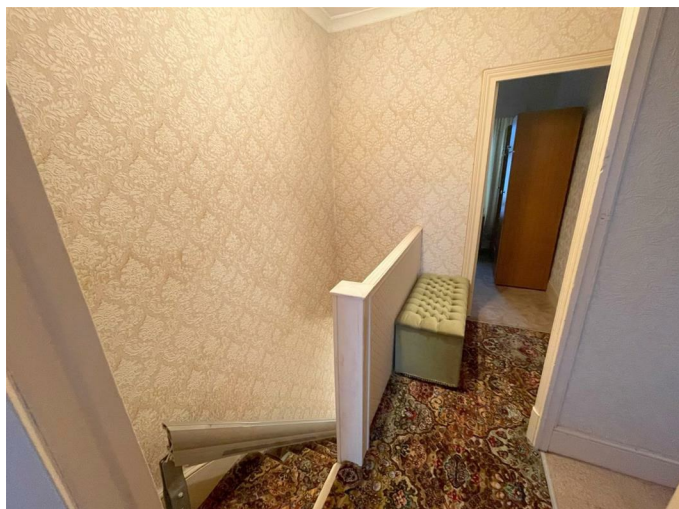
Fitted with white base and wall units, space for fridge/freezer, cooker and washing machine, stainless steel sink unit, cushion flooring, part tiled walls, double glazed window and door to rear garden.

**Kitchen**



**FIRST FLOOR**

**Landing area 7'10" x 7'0" (2.390m x 2.135m)**



With coved ceiling.

**Bedroom one 10'10" x 10'0" (3.324m x 3.054m)**



With two built-in storage cupboards, one housing gas central heating boiler, double glazed window to rear, coved ceiling, radiator.

**Bedroom one**



**Bedroom two 12'1" x 10'8" (3.693m x 3.260m)**



With double glazed window to rear, radiator, coved ceiling.



### Bedroom two



### Bedroom three 7'11" x 7'0" (2.431m x 2.139m)



With coved ceiling, double glazed window to front, radiator.

### Bathroom/w.c. 6'7" x 4'5" (2.009m x 1.348m)



With 3 piece suite in white comprising panelled bath, w.c., wash hand basin, part tiled walls, small access to roof space, double glazed window to rear.

### Outside



Front forecourt area. Enclosed rear garden in need of some cultivation. Attached brick built storage shed. Timber garden shed. Rear pedestrian access gate.

### Rear view of property



### AGENTS NOTE

Neath Port Talbot Council Tax: Band B

Annual Price: £1,565

Conservation Area No

Flood Risk Very Low

### AGENTS NOTE

Mobile Coverage

EE

Vodafone

Three

O2

Satellite / Fibre TV Availability

BT

Sky

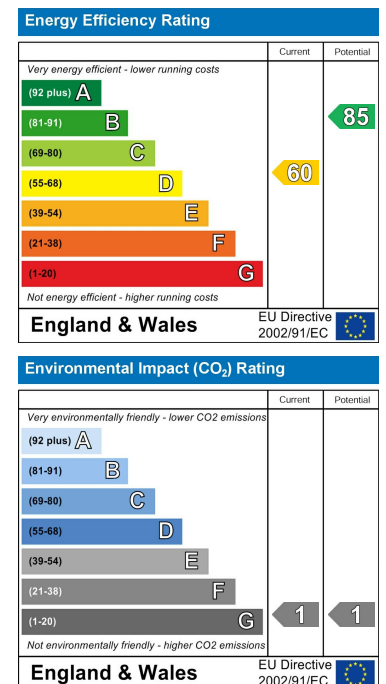
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## Floor Plan

## Area Map



## Energy Efficiency Graph



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