



57 Giants Grave Road, Briton Ferry, Neath, SA11 2LN

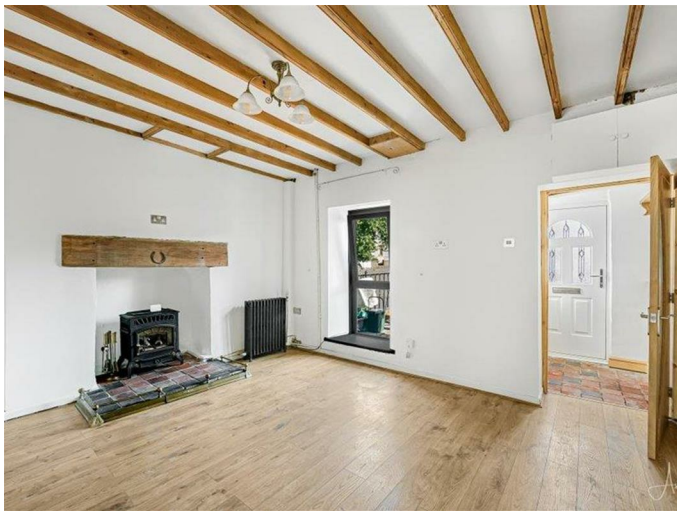
Offers In The Region Of £119,950

Nestled in the charming village of Briton Ferry, this terraced house on Giants Grave Road offers a wonderful opportunity for those seeking their first home. The property boasts a cosy lounge/dining room, a fitted kitchen with a utility area, two inviting bedrooms, and a family bathroom, convenience is key with this home, as it is located close to picturesque canal walks, local schools, and just a short drive away from the bustling Neath Town Centre with all its amenities. Whether you're looking to start your homeowner journey or seeking a peaceful retreat, this property offers a blend of comfort, convenience, and potential. Don't miss out on the chance to make this house your own in the heart of Briton Ferry.

Main dwelling



Porch area 4'4 x 4'1 (1.32m x 1.24m)



Composite, grey front door leading into the porch, door into lounge.

Lounge 13'5 x 12'1 (4.09m x 3.68m)



Feature fireplace with wooden mantel, gas fire (not tested), laminate flooring, wooden beams to ceiling, window to front, radiator, small step up to kitchen.

Lounge



Lounge



Kitchen



Kitchen 9'13'4 x 9'2 (2.74m'1.22m x 2.79m)



Utility room 6'5 x 6'1 (1.96m x 1.85m)



Terracotta tiled flooring, storage under stairs, farmhouse style sink with drainer and mixer tap, range of wall and base units in light wood effect, gas hob and electric oven with extractor fan over, Spot lights to ceiling, washing machine, fridge and freezer, two windows to back, radiator door into utility area.

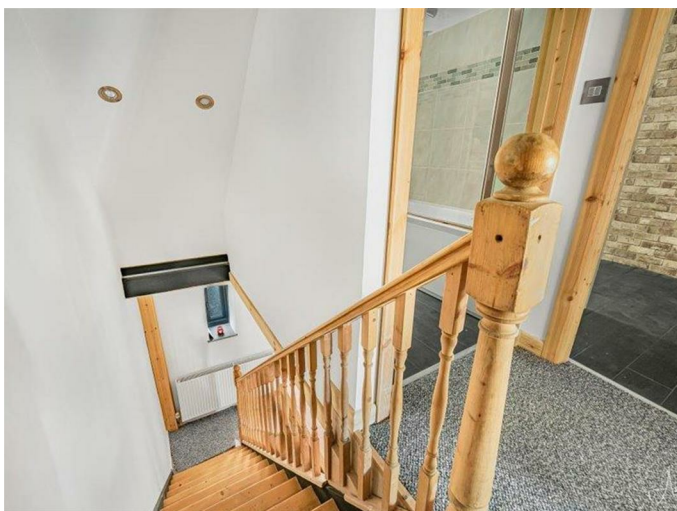
Terracotta tiles, UPV cladding to walls, door to garden

Landing 5'5 x 3'3 (1.65m x 0.99m)



Attic access

Landing



Bedroom one 13'1 x 8'8 (3.99m x 2.64m)



Built in wardrobes, laminate flooring, window to front and radiator.

Bedroom one

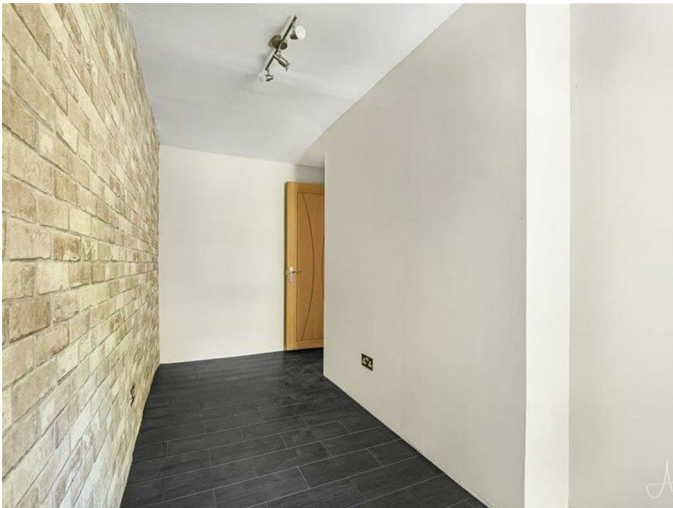


Bedroom two 13'4 x 5'5 (4.06m x 1.65m)



Grey cushioned laminate, window to rear and radiator.

Bedroom two



Bathroom 9'6 x 5'3 (2.90m x 1.60m)



3 piece white suite, vanity unit housing sink, low level w/c, shower over bath, heated towel rail, cushioned laminate floor, in grey, plus additional built-in storage.



Rear garden



Steps leading to rear garden which will require some attention.

Outside



Council tax

Council Tax
Band:

A

Annual Price:
£1,521 (min)

Services

Conservation Area
No

Flood Risk

No Risk

Floor Area

796 ft 2 / 74 m 2

Plot size

0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Superfast

57 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Drone view

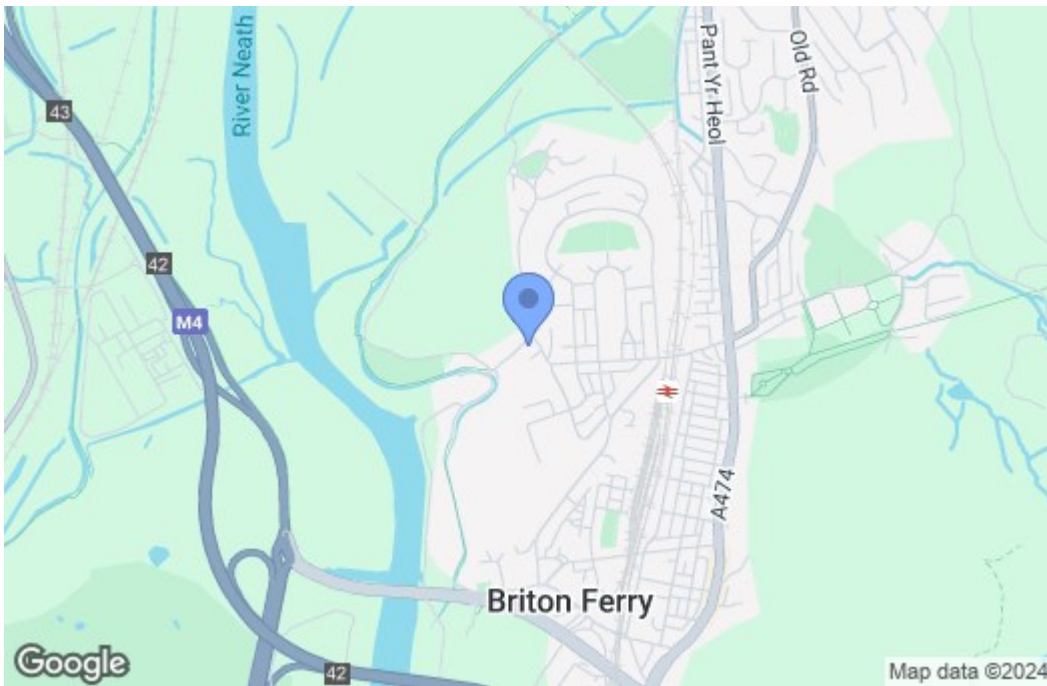


Drone view

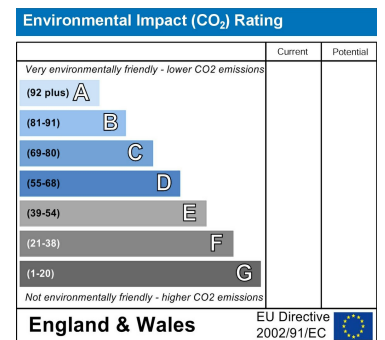
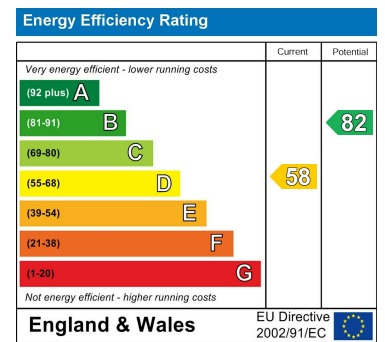


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.