



## 80 Hunter Street, Briton Ferry, Neath, SA11 2RS

**£144,950**

Situated on a level location within the village of Briton Ferry, close to local schools, access for the M4 motorway and a short drive from all facilities and amenities at Neath Town Centre, a mid-terraced property, well presented by the present owner, benefitting from gas central heating and accommodation over 2 floors to include through lounge/dining room and kitchen to the ground floor and 2 double bedrooms and good size bathroom/w.c. to the first floor. Externally, there is an enclosed rear garden with potential off-road parking for 2 vehicles.



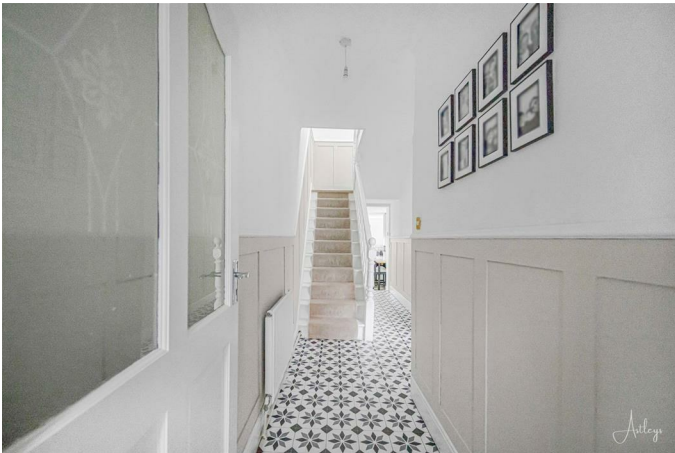
## Main dwelling



## Porch

With tile effect cushion flooring.

Hallway 17'0" x 5'11" (5.18m x 1.80m)



With tile effect cushion flooring, attractive cladding to walls, understairs cupboard, coved ceiling, stairs to first floor.

Lounge 12'11" x 11'11" (3.94m x 3.63m)



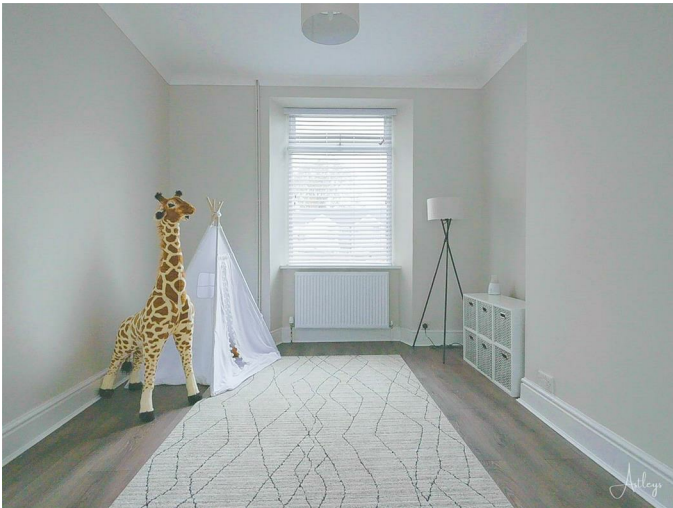
With open fireplace with slate hearth and mahogany beam, coved ceiling, laminate flooring, radiator, arch to dining area.



## Dining area



With laminate flooring, radiator, double glazed window to rear.



## Kitchen 12'3 x 7'8 (3.73m x 2.34m)



Fitted with a range of base and wall units in Hessian colour with walnut effect work surface, built-in electric oven, gas hob with extractor over, integrated fridge/freezer, space for washing machine, cream ceramic sink with drainer, fitted breakfast bar, part tiled walls, upright radiator, cupboard housing gas combination central heating boiler, cushion floor, double glazed window and door to rear.



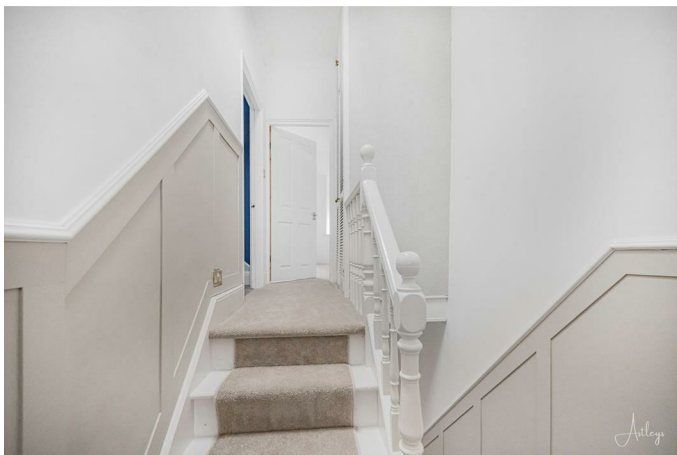




**Kitchen**



**Split Landing area**



**Bedroom one 17'10 x 11'9 (5.44m x 3.58m)**



With range of built-in wardrobes with sliding mirror doors, two double glazed windows to front, radiator, coved ceiling.



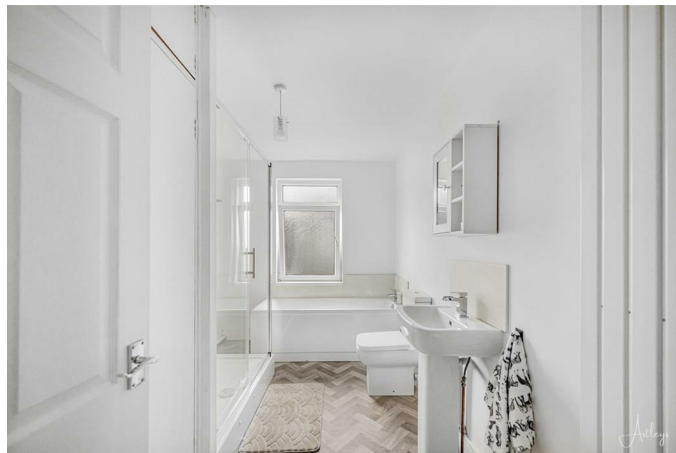
**Bedroom two 11'1 x 9'9 (3.38m x 2.97m)**



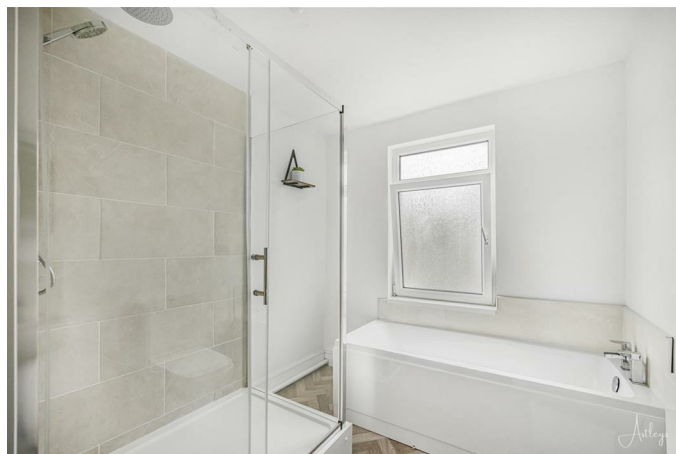
With double glazed window to rear, radiator.



**Bathroom 12'1 x 7'10 (3.68m x 2.39m)**



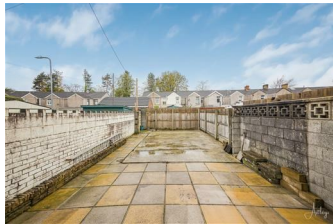
4 piece suite in white comprising panelled bath, double shower cubicle with rainfall shower and hand shower, wash hand basin, w.c., cushion flooring, radiator, part tiled walls, upright radiator.



## Outside



Enclosed forecourt garden area. Enclosed rear garden with concrete patio, steps down to further area which is concreted and which could provide parking for 2 vehicles,, Outside water tap.



## Outside



## AGENTS NOTE

Council Tax Band B £1774

## AGENTS NOTE

Flood Risk  
No Risk

Floor Area  
990 ft 2 / 92 m 2

Plot size  
0.04 acres

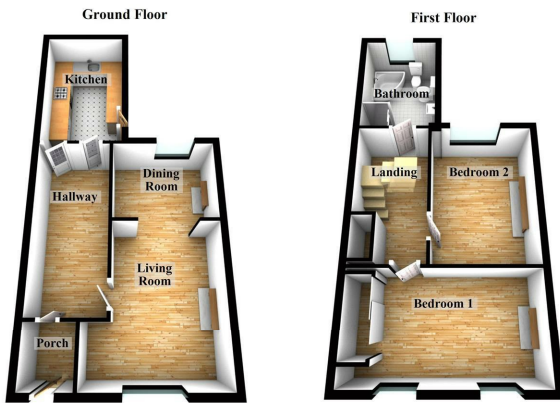
Mobile coverage  
EE  
Vodafone  
Three  
O2

Broadband  
Basic  
18 Mbps  
Superfast  
80 Mbps  
Ultrafast  
9000 Mbps

Satellite / Fibre TV Availability  
BT  
Sky  
Virgin



# Floor Plan

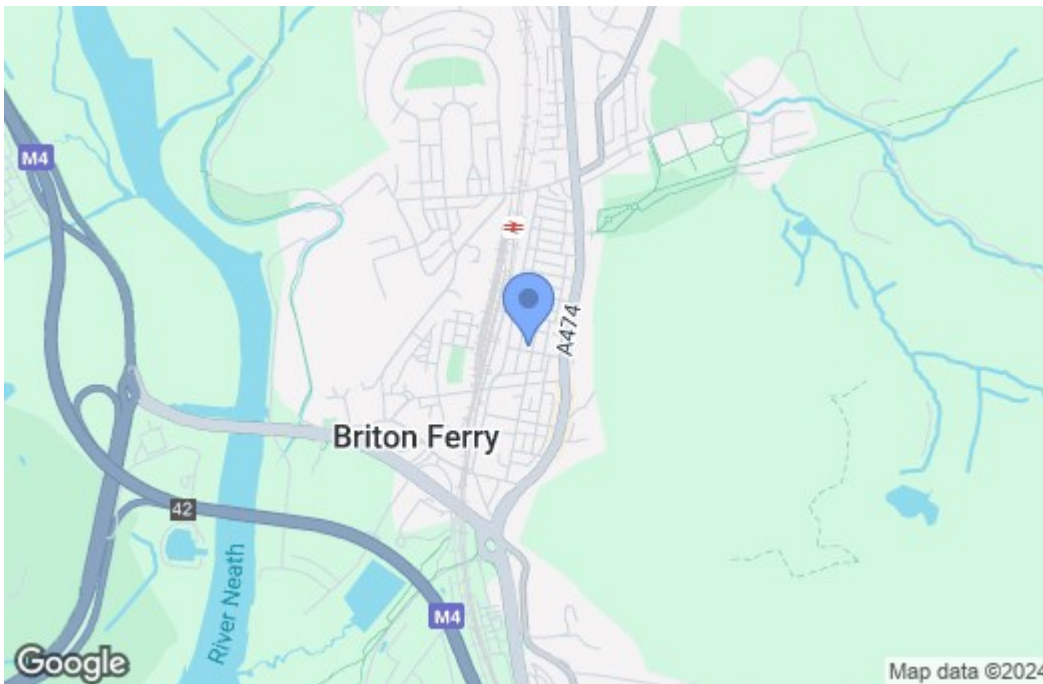


Our floorplan measurements are not to be relied upon these are for brief layout only  
Plan produced using PlanIt.

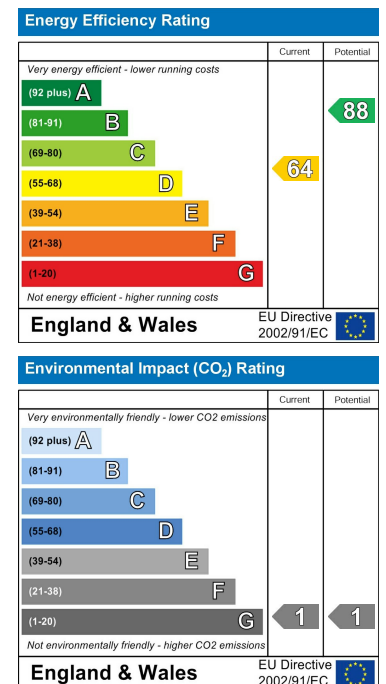


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# Area Map



# Energy Efficiency Graph



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