

153 Shelone Road, Briton Ferry, Neath, SA11 2NE

Offers In The Region Of £175,000

Situated within the small village of Briton Ferry, close to local schools, easy access for the M4 motorway and a short drive from all amenities and facilities at Neath Town Centre, a semi-detached family home which has been extended and reconfigured by the current owners and presented to a high standard throughout. The accommodation, which benefits full from gas central heating and accommodation over 2 floors to include entrance hallway, lounge, dining room and kitchen/breakfast room to the ground floor and 3 bedrooms, dressing room and bathroom/w.c. to the first floor. Externally, there are tiered gardens to front and rear.

Main dwelling



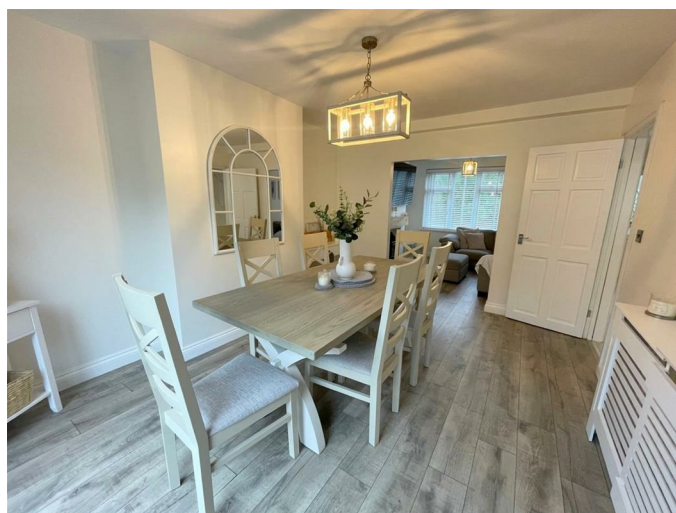
Entrance hallway 14'8" x 6'1" (4.495m x 1.861m)



With corner built-in cupboard, double glazed window to side, radiator, tiled floor, stairs to first floor.



Dining room area 13'5" x 10'11" (4.108m x 3.335m)



With double glazed french doors to rear, laminate flooring, covered radiator, sliding door to:



Living room area 10'11" x 10'4" (3.337m x 3.160m)



With wood mantle, slate hearth and mock log burner, laminate flooring, radiator, double glazed window to front.

Kitchen/breakfast room 15'1" (longest point) x 12'1" (4.60m (longest point) x 3.702m)



Fitted with a range of white 'shaker' style base and wall units, granite effect work surfaces, fitted breakfast bar, fitted electric oven, with induction hob with extractor canopy over, integrated washing machine and tumble dryer, tiled floor, covered radiator, understairs storage cupboard, double glazed window to front and two double glazed windows and door to rear garden.





FIRST FLOOR

Landing area



With built-in storage cupboard housing gas combination central heating boiler, access to roof space via drop down ladder (not boarded), double glazed window to side.



Bedroom one 10'1" x 9'2" (3.087m x 2.813m)



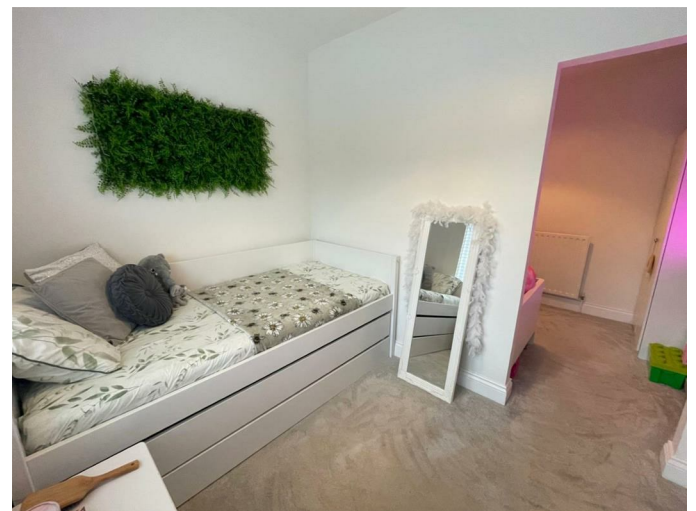
Feature wall panelling, built-in cupboard with sliding door, radiator, double glazed window to rear.



Dressing room



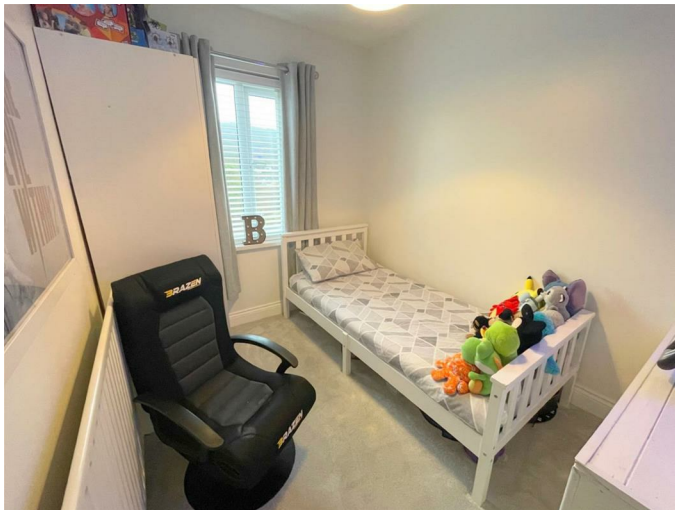
Bedroom two 9'10" x 6'8" (3.022m x 2.049m)



With double glazed window to front, radiator.



Bedroom three 10'10" x 7'2" (3.321m x 2.196m)



With gaming console/desk area, double glazed window to front, radiator.

Bathroom/w.c. 7'10" x 7'2" (2.400m x 2.194m)



With 3 piece suite in white comprising panelled bath with shower attachment to taps, wash hand basin with vanity cupboard, , w.c., airing cupboard with radiator, double glazed window to rear, part tiled walls, radiator, tongue and groove to ceiling with coving.

Outside



Steps up to tiered front garden. Side access leading to enclosed rear garden over 3 levels with low maintenance patio areas. Two outbuildings, one storage shed and one w.c.

Rear view of property



AGENTS NOTE

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

67 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

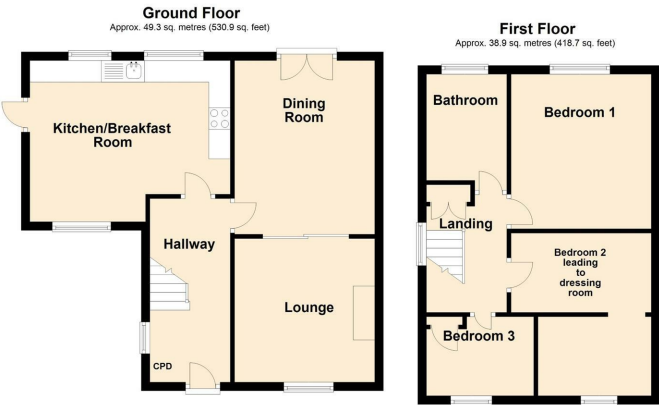
Sky

Virgin

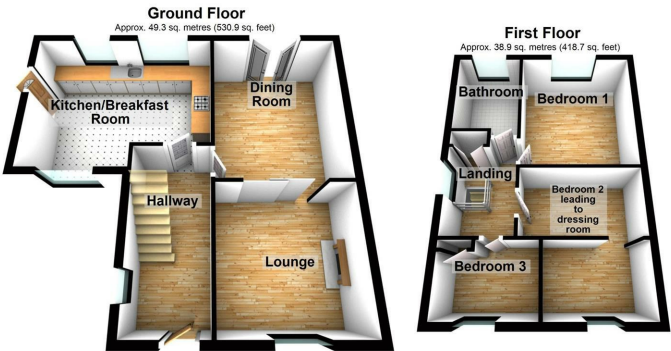
AGENTS NOTE

Council Tax Band £1565

Floor Plan



Total area: approx. 88.2 sq. metres (949.6 sq. feet)

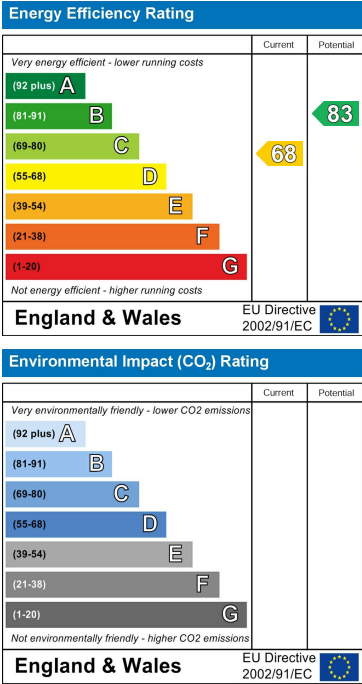


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Area Map



Energy Efficiency Graph



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