

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

**Offers In The Region Of £114,950**

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.



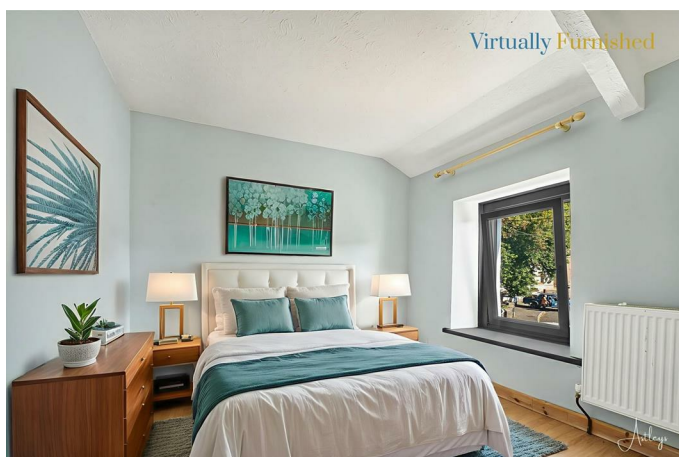
## Main dwelling



## Virtual staging lounge



## Virtual staging bedroom 1



## 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 mantle, gas fire (not tested), laminate flooring, wooden beams to ceiling, window to front, radiator, small step up to kitchen.

## Lounge



### Lounge



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



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.

### Kitchen



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



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)



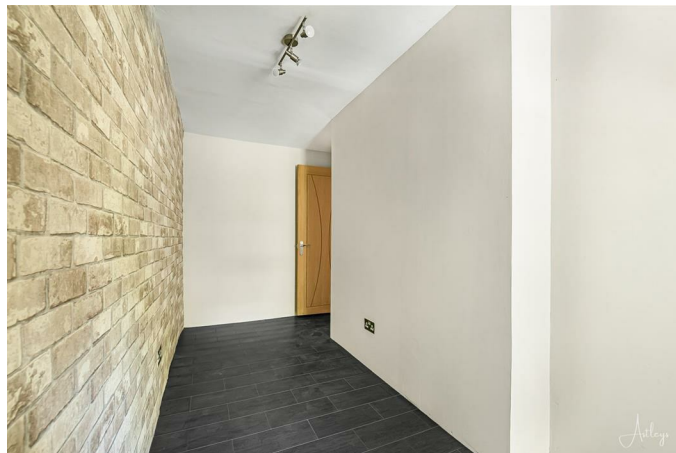
Built in wardrobes, laminate flooring, window to front and radiator.



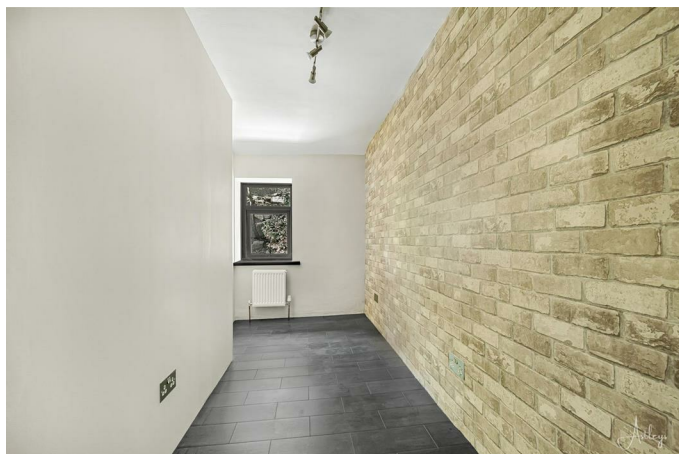
**Bedroom one**



**Bedroom two**

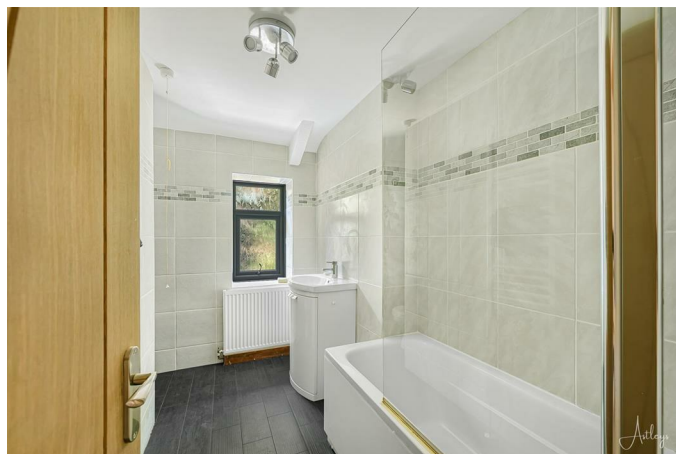


**Bedroom two 13'4 x 5'5 (4.06m x 1.65m)**



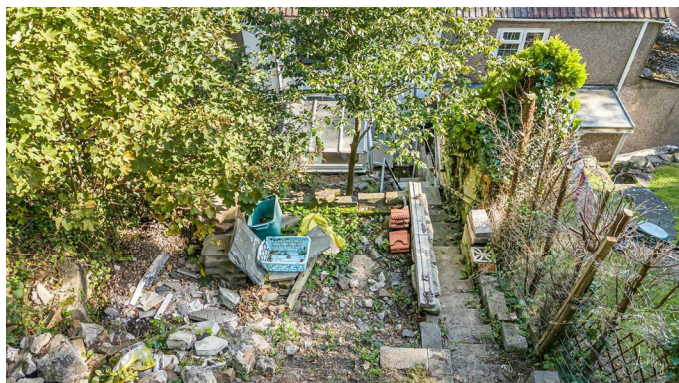
Grey cushioned laminate, window to rear and radiator.

**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



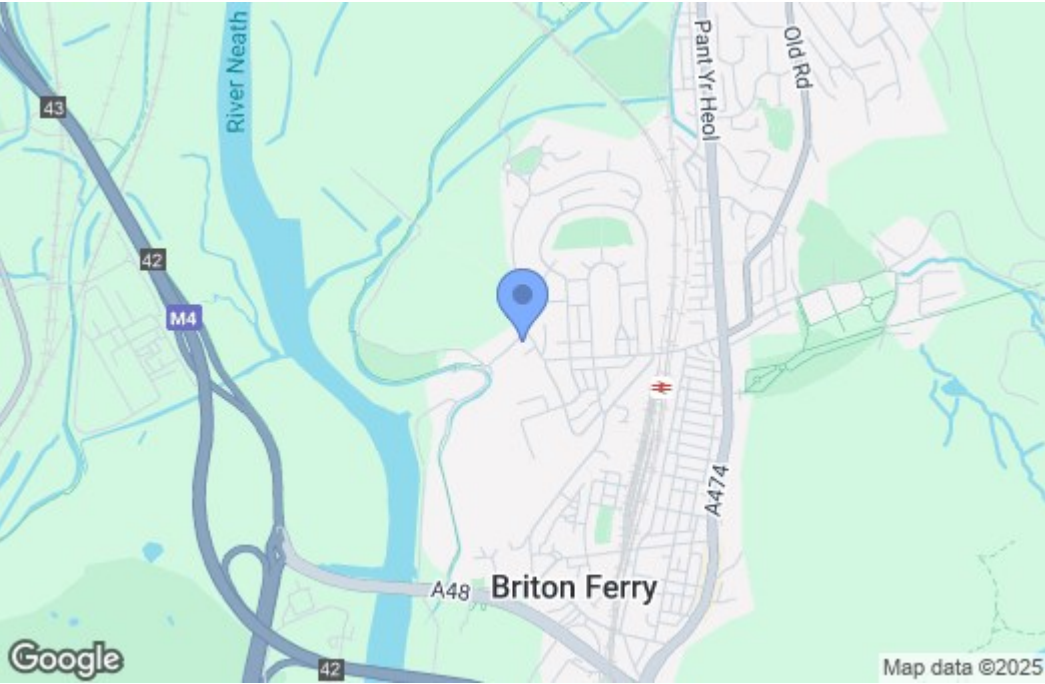
### Drone view



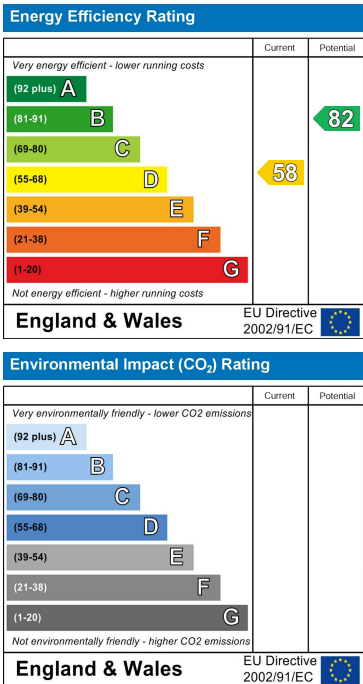


Floor Plan

Area Map



Energy Efficiency Graph



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