



271 Old Road, Neath, SA11 2EY

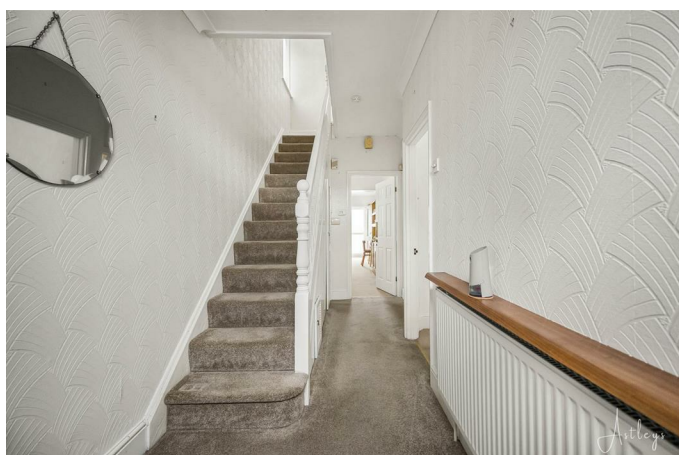
Offers In The Region Of £174,950

Situated in the heart of Briton Ferry, this traditional semi-detached property on Old Road offers a perfect blend of comfort, space, and convenience. Nestled on a level plot, it provides easy access to local schools and the M4 motorway—ideal for commuters. The vibrant Neath Town Centre, with its array of shops and amenities, is just a short drive away. Set over two floors, the accommodation comprises two well-proportioned reception rooms, including a spacious lounge and a separate dining area. The extended kitchen provides ample space for a breakfast table and also features a convenient cloakroom. Upstairs, the first floor hosts three bedrooms and a modern shower room. Further benefits include gas central heating, ensuring a warm and cosy atmosphere throughout the year. Outside, an enclosed rear garden offers a private outdoor retreat—perfect for relaxing, entertaining, or gardening.

Main dwelling



Hallway 16'39 x 5'51 narrowing to 3'91 (4.88m x 1.52m narrowing to 0.91m)



Stairs to first floor, understair cupboard, coved ceiling and radiator.

Lounge 13'32 x 12'40 (3.96m x 3.66m)



With bay window to front, feature fireplace with hearth, two recesses, coved ceiling and radiator.

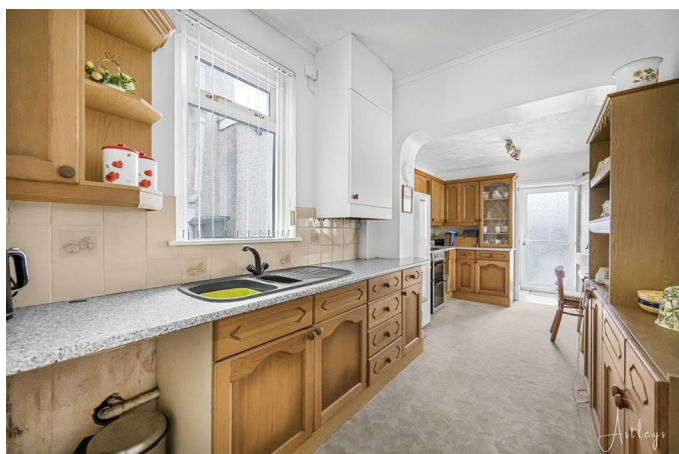


Second reception 12'57 x 11'27 (3.66m x 3.35m)



Window to rear, coved ceiling and radiator.

Kitchen 18'11 x 6'51 widening to 9'0 (5.77m x 1.83m widening to 2.74m)



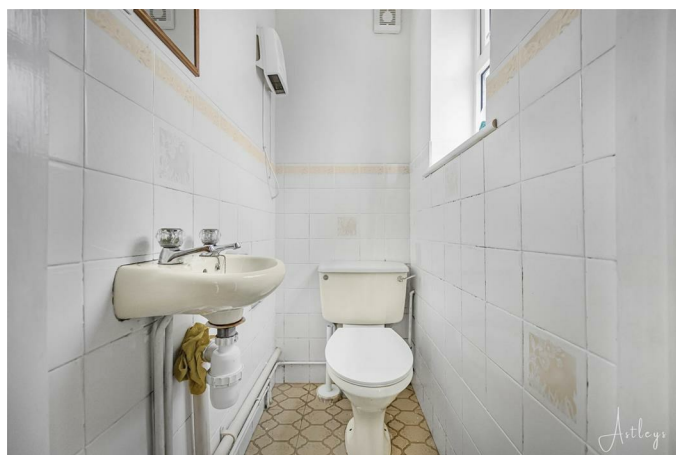
kitchen with Oak fronted base and wall units, colour sink drainer with mixer taps, wall mounted baxi boiler, window to both sides, room for a breakfast table, space for washing machine, door into lobby and access to rear.



Lobby

Built-in cupboard with shelves and access to WC.

WC



First floor landing 8'30 x 7'26 (2.44m x 2.13m)

Landing with window to side.

Bedroom one 14'51 x 12'03 (4.27m x 3.73m)



Double room with bay window to front, two recesses and coved ceiling.

Bedroom two 11'38 x 8'5' (3.35m x 2.57m')



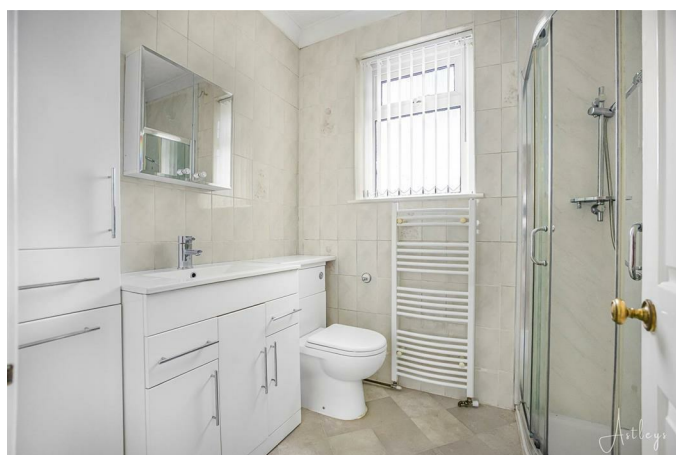
Double room with window to rear, range of fitted wardrobes and radiator.

Bedroom three 10'50 x 5'9 (3.05m x 1.75m)



Window to front, built-in cupboard with shelves and radiator.

Shower room



Modern suite with, shower cubicle, vanity wash hand basin, low level WC, fully tiled to walls, window to rear and wall mounted towel rail.

Rear garden



Level paved rear garden which is enclosed, storage shed with rear access,

Rear garden



Agents note

Services

Conservation Area
No
Flood Risk
England Only
Floor Area
0 ft 2 / 0 m 2
Plot size
0.06 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
15 Mbps
Superfast
72 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Council tax

Local Authority
Neath Port Talbot
Council Tax
Band:
C
Annual Price:
£2,170
Conservation Area
No
Flood Risk
England Only
Floor Area
0 ft 2 / 0 m 2
Plot size
0.06 acres
Mobile coverage

EE
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Three
O2
Broadband

Basic
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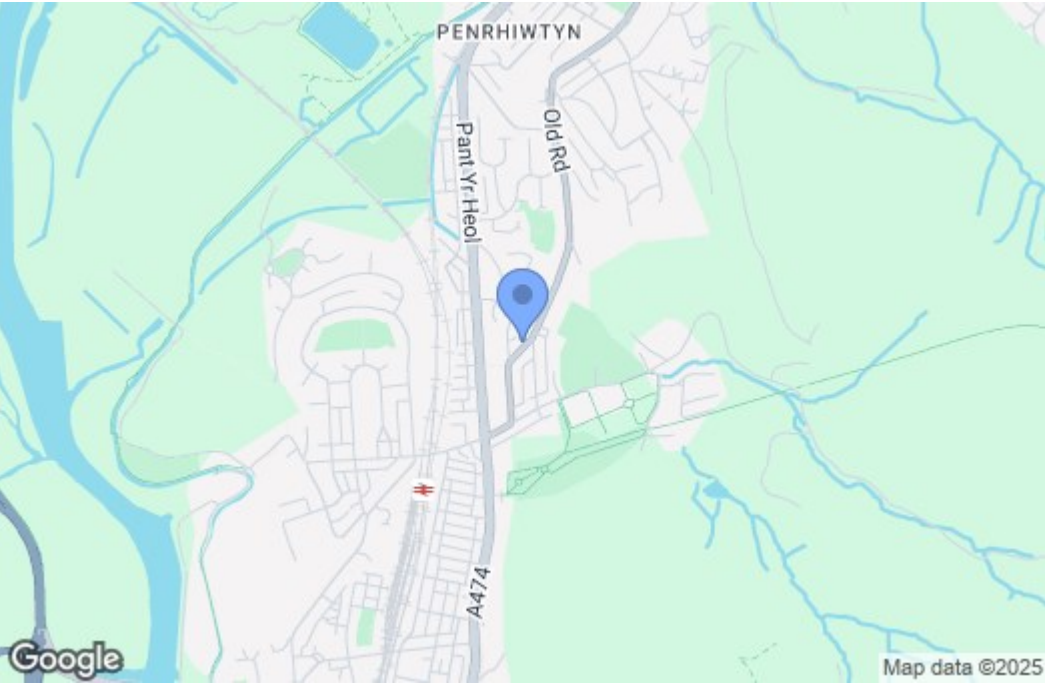
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

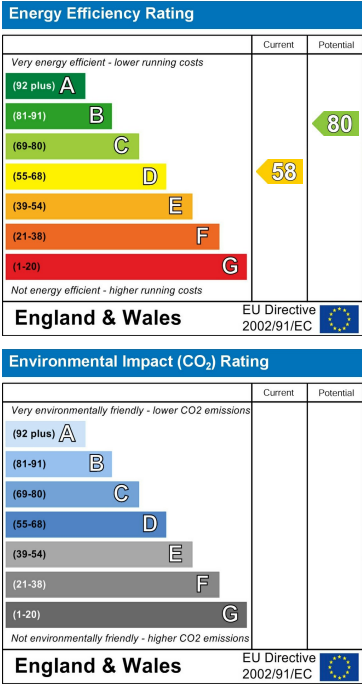
Floor Plan



Area Map



Energy Efficiency Graph



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