



Alexander Road, Briton Ferry,
Neath, Neath Port Talbot, SA11 2SN.

Offers in the Region Of £180,000

****Exclusive with Abbey Residential Agents****

If you are interested in this home, please call us verbally. Click the link for the virtual tour to view the home in the comfort of your home.

Abbey Residential Agents are proud to offer this fully refurbished four bedrooms plus attic room bay fronted middle terraced town house situated on a no through road in a sought-after position of Briton Ferry.

This family home has been fully refurbished throughout and gives a good element of space as you enter the home with the high ceilings to the ground floor and we would strongly recommend internal viewing of the home to appreciate the size and standard of finish. Vacant Possession with No Onward Chain.

The accommodation consists to the ground floor of a 26ft lounge opening to the dining room then through to the modern fitted kitchen. To the first floor there are four bedrooms and a well appointed family bathroom. To the second floor there is an attic room. To the front there is a forecourt front garden and to the rear there is enclosed low maintenance with an outbuilding for storage.

Entrance

via frosted pvc door into the lounge.

Lounge

26' 8" x 16' 3" (8.12m x 4.95m)

Double glazed bay window to the front aspect. Open plan staircase to the first floor. Plain plastered ceiling, laminated flooring. Open to the dining room.

Dining Room

14' 4" x 15' 6" (4.37m x 4.72m)

Full length pvc door into the rear garden, plain plastered ceiling, laminated flooring. Open to the kitchen.

Kitchen

15' 2" x 9' 2" (4.62m x 2.79m)

Double glazed window to the side and rear aspect. Plain plastered ceiling with integrated spot lights. Access to the loft. A range of fitted wall and base units inset stainless steel sink unit, soft closures on the units, space for a washing machine. Inset extractor fan, hob, oven. Cupboard housing logic combi. Space for a fridge/freezer.

First Floor Landing

6' 7" x 9' 0" (2.01m x 2.74m)

Plain plastered ceiling, storage cupboards. Doors off to the first floor rooms. Staircase to the attic room.

Bedroom One

11' 0" x 16' 5" (3.35m x 5.00m)

Two double glazed windows to the front aspect, plain plastered ceiling, designer radiator.

Bedroom Two

5' 5" x 10' 3" (1.65m x 3.12m)

Feature glass bricks into the bathroom giving light into the bedroom, radiator, plain plastered ceiling.

Family Bathroom

6' 7" x 9' 0" (2.01m x 2.74m)

Glass bricks to bedroom two. Frosted double glazed window to the rear aspect, plain plastered ceiling, laminated flooring, chrome towel rail. A suite consists of push button toilet, panelled bath, shower over the bath, shower screen. Vanity unit inset sink unit. Partial tiled to walls.



Bedroom Three

11' 7" x 6' 9" (3.53m x 2.06m)

Double glazed window to the side aspect (tilt and turn), plain plastered ceiling, radiator.

Bedroom Four

11' 5" x 9' 10" (3.48m x 2.99m)

Double glazed window to the side aspect (tilt and turn), radiator, plain plastered ceiling.

Attic Room

14' 0" x 15' 2" (4.26m x 4.62m)

Two velux skylights to the rear, radiator, plain plastered ceiling, exposed beams.

Garden

To the front there is a forecourt with a wall frontage. To the rear there is a shingle garden leading to the out building.

Council Tax - B

Energy Performance Certificate

Our assessor is undertaking the report.

Viewing by appointment with the selling agents.

Please contact us to arrange a viewing of the home.

Disclaimer

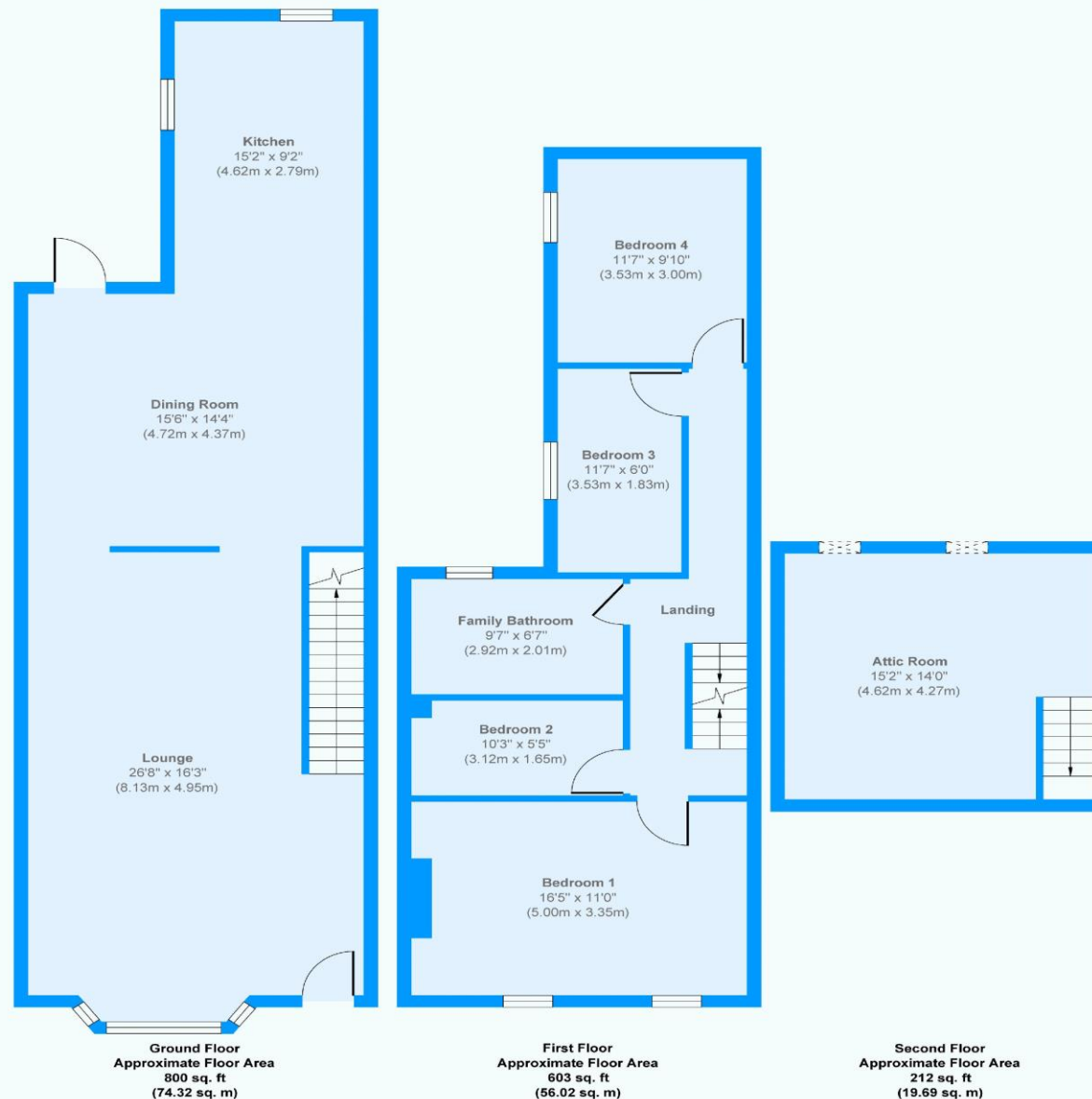
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Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.





Alexander Road, Briton Ferry, SA11 2SN



Approx. Gross Internal Floor Area 1615 sq. ft / 150.03 sq. m

Produced by Elements Property



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