



St. Marys Close, Briton Ferry,
Neath, Neath Port Talbot, SA11 2JU.

Offers in the Region Of £235,000

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

If you are interested in this home, please call us verbally.

Click the link for the virtual tour in the comfort of your home.

Abbey Residential Agents are proud to offer this well presented three-bedroom detached family home in a cul de sac location in Briton Ferry. In our opinion we would strongly recommend internal viewing of this home to avoid any disappointment. This home has a neutral colour scheme throughout. Close proximity to the local schools and good road link to the M4 and into Swansea and neighbouring locations.

The accommodation consists to the ground floor of an entrance porch, open plan living area, modern fitted kitchen and a conservatory. To the first floor there are three bedrooms, ensuite shower room to bedroom two and a family bathroom. Externally there are front and rear gardens. Off road parking to the front of the home.

Entrance

via pvc door into the entrance porch.

Porch

Wood effect porcelain tiles to the floor leading into the open plan living area. Plain plastered ceiling with coving with spotlight.

Open Plan Living Area

20' 6" x 19' 2" (6.24m x 5.84m)

Open plan living area consisting lounge, dining space and kitchen. To the lounge area there is wood effect flooring and an oak staircase with feature glass balustrade. Oak skirting boards and understairs storage. Coved to the ceiling. The dining area has a continuation of the wooden floor. Contemporary feature radiators. Two double glazed windows to the front aspect.

Kitchen

8' 8" x 20' 0" (2.64m x 6.09m)

The kitchen is fitted with a range of modern shaker style units finished in grey with complimentary worktops over and feature splash backs. Breakfast bar. Built in washing machine, dishwasher, tumble

dryer, fridge freezer, oven, five burner hob and contemporary cooker hood, porcelain tiled floor and splash back, contemporary radiator. Access through to the conservatory.

Conservatory

9' 6" x 7' 5" (2.89m x 2.26m)

Windows to the sides and rear. Door to the side leading into the rear garden.

First Floor Landing

Doors off to the bedrooms and the family bathroom.

Bedroom One

12' 0" x 9' 7" (3.65m x 2.92m)

Double glazed window to the front aspect, wood effect flooring. Access to the en-suite.

Bedroom Two

10' 6" x 9' 8" (3.20m x 2.94m)

Double glazed window to the rear aspect, wood effect flooring.



En-suite Shower Room

5' 5" x 3' 10" (1.65m x 1.17m)

Frosted double glazed window to the rear aspect. A suite consists of shower, wash hand basin and toilet. Fully tiled to walls.

Bedroom Three

7' 11" x 9' 7" (2.41m x 2.92m)

Double glazed window to the front aspect, wood effect flooring, radiator.

Family Bathroom

8' 5" x 7' 5" (2.56m x 2.26m)

Frosted double glazed window to the rear aspect. A suite consists of bath with shower and screen, toilet and oval wash hand basin with vanity stand. Tiled walls. Gas combi boiler in storage cupboard and contemporary radiator.

Garden

To the front there is off road parking with shingle area and a gate to the left hand side which leads to the rear garden. To the rear there is enclosed rear garden of a patio area and shingle area.



Tenure - Freehold

Please check the tenure with your solicitor.

Energy Performance Certificate

Current - 73 - C Potential 86 - B Total Floor Area 93 square metres, Certificate number - 1800 - 2847 - 0622 - 0229 - 3373 Valid until 25th July 2033 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

Please contact us to arrange a viewing of the home.

Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these

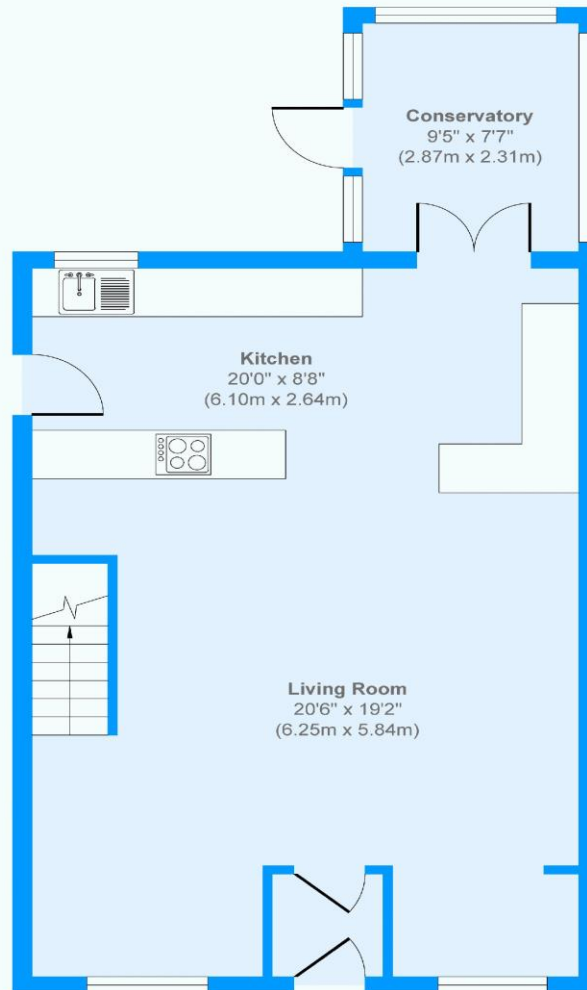


particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey 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.

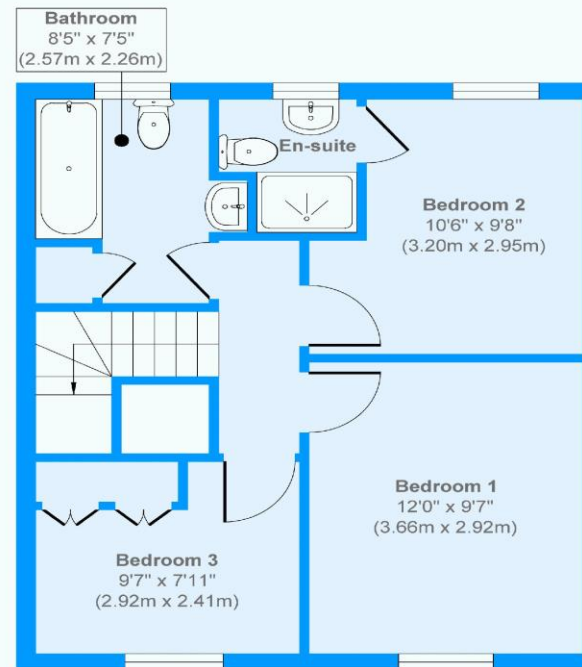




St Marys Close, Briton Ferry, SA11 2JU



Ground Floor
Approximate Floor Area
635 sq. ft
(58.99 sq. m)



First Floor
Approximate Floor Area
437 sq. ft
(40.59 sq. m)

Approx. Gross Internal Floor Area 1072 sq. ft / 99.58 sq. m

Produced by Elements Property



Abbey Residential Agents Office
Tel: 01639 641994

3 Old Town Hall New Street Neath Glamorgan SA11 1RT
enquiries@abbeyresidentialagents.co.uk
www.abbeyresidentialagents.co.uk