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284 Neath Road
Briton Ferry

Neath

SA11 2SL

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284 Neath Road

Asking price **£295,000**

A well maintained semi detached 5 bedroom Victorian townhouse, located within Briton Ferry with convenient commuter links to the A465, M4 Motorway, Briton Ferry Train Station and local bus routes.

Well maintained semi detached 5 bedroom townhouse

Situated in the heart of Briton Ferry with convenient commuter links to M4 Motorway

Just a seven minute drive into Neath Town Centre

Triple glazing throughout the property

An abundance of traditional Victorian features

Large driveway for off road parking

Enclosed rear garden with patio area and outhouse

Kitchenette on first floor, ideal for multi-generation living

Family bathroom comprising of a matching four piece suite

Viewings highly recommended





To the front of the property, a large driveway laid with tarmac allows for off road parking. There is a raised border to the front of the house with a range of flowers and shrubs. A step to the side provides access to a pathway fronted by a half height wooden gate that leads to the front UPVC door. Upon entering the property, an entrance porch features two obscure glazed windows, one to the side and one to the rear of the room. There is wood effect laminate flooring and a step up follows on to the entrance hallway. The spacious entrance hallway provides access to three reception rooms and the original stairway leading to the first floor accommodation. The hallway features many traditional Victorian features such as the original parquet flooring, dado rail and intricate detail on the staircase. There is access provided to under the stairs storage via a hidden door that blends into the stairway design.

To the side of the hallway, a large UPVC window allows light to flow into the space.

The front reception room is light and spacious featuring large UPVC windows to the front of the property. Again, this room benefits from an abundance of original features such as high ceilings, dado rail, ceiling rose and marble fireplace surround and hearth with a Victorian style wooden mantelpiece. The front reception room also features a wooden flooring.

The lounge benefits from wooden flooring, high ceilings and double French patio doors that lead out to the rear garden. The lounge features a tiled fireplace surround with a wooden mantelpiece. The rear reception room features a large UPVC window which overlooks the side of the rear garden and allows light to pour into the room. There is a wood effect laminate to the floor and the rear reception room provides access to the ground floor kitchen.

The kitchen features a range of matching navy base and wall mounted units with a white laminate work surface over. There is space for a range cooker and free standing fridge freezer and a stainless steel sink and drainer with mixer tap. To the walls, there are white tiles which feature a patterned border and to the floor, low maintenance tiled flooring. The kitchen also benefits from a large UPVC window which overlooks the side of the property. The kitchen provides access to a rear storage room which features a UPVC window to the side and to the rear garden via a UPVC door.

To the first floor, the landing area provides access to three bedrooms, family bathroom, W/C and kitchenette. The front bedroom is currently being utilised as a fourth reception room and features large windows overlooking the front of the property. Again, this room benefits from the traditional Victorian features such as high ceilings and a picture rail throughout the room. The generously sized room also features wooden flooring that flows throughout the space. Following on from the front room, a second bedroom is located. This is a large double room which features a UPVC window overlooking the rear garden and wood effect laminate flooring. This bedroom also features a wash hand basin which sits on top of a vanity unit. The third bedroom is located at the rear of the property and is another generously sized double room. There are two UPVC windows which allow light to flow into the room, one to the rear and one to the side. The room also benefits from a wood effect laminate flooring and wash hand basin on top of a vanity unit.

The family bathroom features a matching four piece suite which comprises of a corner panel bath, shower cubicle, full pedestal wash hand basin and low level W/C. There is wood effect laminate flooring and tiles to the walls of the wet areas. The family bathroom also benefits from an obscure glazed window to the side of the property. On the first floor, the property also features a kitchenette area. The kitchenette benefits from a range of matching wood effect base and wall mounted units with a black laminate work surface over. There is a mosaic tile splashback and space for up to two appliances. The kitchenette houses the gas combination boiler and has a UPVC window to the side of the property. The first floor also features a separate W/C which comprises of a low level W/C and wall hung wash hand basin which has a tiled splashback above. There is wooden flooring with an obscure glazed window to the side of the property. To the second floor, the carpeted landing gives access to two double bedrooms. Bedroom four is located at the front of the property and has a UPVC window. There is wood effect laminate flooring and access is provided to an ensuite. The ensuite benefits from a matching three piece suite which comprises of a shower cubicle, full pedestal wash hand basin and low level W/C. A matching wood effect laminate flooring flows into the ensuite from the bedroom and there is an obscure glazed window to the front of the property. Bedroom five is another good sized double room and features carpet laid to the floor. There is a UPVC window to the rear of the property that allows light to enter the room. Bedroom five also benefits from a traditional ornate fireplace which is a focal point to the room.

To the rear of the property, a fully enclosed garden area is made up of a low maintenance patio area. The garden features side access via a wooden gate and a sheltered area which currently houses a hot tub. The rear garden also benefits from a built in work station/barbecue area, and two outhouses that provide additional storage and an outdoor toilet. The garden also features mature trees and shrubs with a timber frame garden shed to the rear.



TOTAL FLOOR AREA : 2286 sq.ft. (212.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

SATNAV USERS: SA11 2SL

Tenure

Freehold

Services

All mains services
Council Tax Band D
EPC Rating D

Viewing strictly by
appointment through
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English | [Contact](#)

Energy performance certificate (EPC)

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|--|--------------------------|------------------------|
| Site Name: 33 Alfred Street, Neath, SA11 1EH | Property class: D | MRB ref: 10 April 2021 |
| MRB ref: 10 April 2021 | MRB ref: 10 April 2021 | MRB ref: 10 April 2021 |

Property type: Semi-detached house
Total floor area: 209 square metres

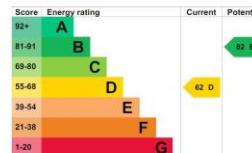
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can view a guide for landlords on the regulations and exemptions here: www.gov.uk/government/uploads/system/uploads/attachment_data/file/47898/landlords-guide-to-letting-property-energy-efficiency-ratings.pdf](#)

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

