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26 Giants Grave
Road

Briton Ferry, Neath, Neath
Port Talbot, SA11 2LS

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26 Giants Grave Road

Asking price **£130,000**

A three bedroom semi detached property situated in Briton Ferry, nearby to local amenities such as shops and schools and offering an abundance of potential.

A three bedroom semi detached property

Being sold with no ongoing chain

Situated in Briton Ferry, nearby to local amenities

Convenient commuter access to the A465 and Briton Ferry Train Station

Two generously sized reception rooms

Enclosed rear garden with decked patio area

Modernised shower room to the first floor

Utility and W/C to the ground floor

Good sized kitchen with space for one appliance

Offering an abundance of potential





To the front of the property, a half height brick wall enclosed the front garden which features two gravel areas with a pathway leading to the front UPVC door. Access is provided to the rear garden via a side full height iron gate.

Upon entering the property, the spacious carpeted hallway gives access to two reception rooms, kitchen and stairway leading to the first floor accommodation. The front reception room benefits from a traditional style bay window which allows light to flow into the room and has carpet laid to floor. There is a focal fireplace with marble surround and hearth with alcove space either side of the chimney breast. The rear reception room also features carpet laid to floor and a fireplace with an ornate surround and alcove space either side. There are patio doors to the rear that lead out to the decking patio area of the garden. The rear reception room also features wooden panelling to one wall.

The kitchen benefits from a range of matching wooden base and wall mounted units with a marble effect laminate worksurface over and space for one appliance below. There is a matte black sink and drainer below a UPVC obscure glazed window. The kitchen features wooden panelling to the walls and a patterned tile effect vinyl flooring. The kitchen provides access to the utility room and W/C.

The utility area features wooden base units with a laminate worksurface over. Like the kitchen, there is a tile effect vinyl flooring. The utility area features large UPVC windows that look out to the rear garden and a UPVC partially glazed door leads to

the decked patio area. The W/C is located off from the utility room and features a matching tile effect vinyl flooring and tiles to the walls. There is a low level W/C and an obscure glazed window to the side. The W/C also houses the Baxi boiler.

To the first floor, the carpeted landing area gives access to the three bedrooms and shower room. The landing also benefits from an obscure glazed window. Bedroom one is a generously sized double room with a traditional style bay window to the front and built in storage to one wall. Bedroom two is located at the rear of the property and is another generously sized double room with a UPVC window to the rear. Again, like bedroom one, bedroom two offers the benefit of built in wardrobes. Bedroom three is located at the front of the property and is a good sized single room with a UPVC window overlooking the front garden. All bedrooms feature carpets laid to the floor.

The modernised shower room benefits from a matching three piece suite comprising of walk in shower cubicle with electric shower, handrail and fitted shower seat, full pedestal wash hand basin and low level W/C. There are grey stone effect tiles to the walls and a grey vinyl flooring. The shower room also features an obscure glaze window.

To the rear of the property, a fully enclosed garden features a decked patio area and steps that lead down to the remainder of the garden which is laid majority to lawn. There is a pathway that leads to the end of the garden with rear access granted via a half height iron gate. The garden features a greenhouse, timber frame shed and outbuilding as well as a good sized fitted washing line. The garden also benefits from mature shrubs and bushes throughout such as a cherry blossom tree.





Directions

SAT NAV USERS SA11 2LS

Tenure

Freehold

Services

All mains services
Council Tax Band B
EPC Rating N/A

Viewing strictly by appointment through Herbert R Thomas

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English | [Gurmoo](#)

Energy performance certificate (EPC)

Energy rating	D	Energy score	59
Property type	Semi-detached house		
Total floor area	87 square metres		

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Total floor area 87 square metres

Rules on letting this property

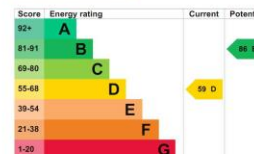
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the minimum and maximum flow rates for radiators and space heaters](#) on the [Energy Performance Certificate website](#).

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 the property's current and potential energy ratings.

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 50

Breakdown of property's energy performance

