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18 Regent Street
East

Briton Ferry, Neath Port
Talbot, SA11 2RR

18 Regent Street East

Asking price **£105,000**

A two bedroom terraced property that is being sold with no ongoing chain situated in the heart of Briton Ferry nearby to local amenities and having convenient commuter access to the A48 and M4 motorway.

A two bedroom terraced property being sold with no ongoing chain

Situated to nearby amenities such as schools and shops

Convenient commuter access to the A48, M4 motorway and Briton Ferry train station

Spacious open plan reception room

Kitchen with space for up to four appliances

Recently renovated family bathroom with three piece suite

Low maintenance south facing rear garden

Two generously sized double bedrooms

Master bedroom with built in wardrobes

Viewings highly recommended





To the front of the property, a UPVC door leads into the entrance hallway. The hallway benefits from having carpet flooring and providing access to a storage cupboard and the main reception room via a glazed wooden sliding door.

The open plan reception room features a matching carpet as the entrance hallway, a UPVC window to the front of the property and providing access to the rear garden via a glazed UPVC door, kitchen via a glazed wooden door and stairway leading to the first floor accommodation.

The kitchen benefits from matching base and wall mounted wood effect units with a black laminate work surface over and space for up to four appliances. There is a large UPVC window overlooking the side of the property with a stainless steel sink and drainer below. There are cream tiles to the floor and a black tiled splash back at half height around the kitchen area. A grey wall mounted unit stores the Ideal Logic Combi 30 boiler.

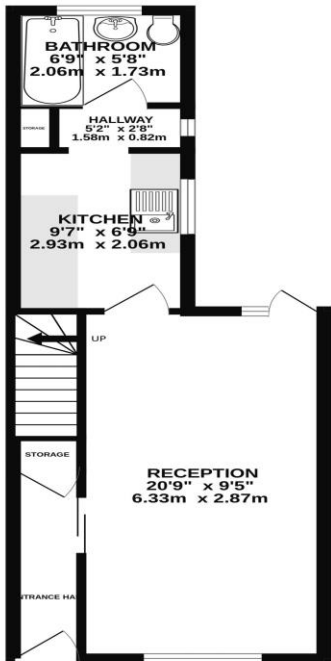
From the kitchen, access is given to a rear hallway area which benefits from matching flooring as the kitchen, a storage cupboard and leads into the family bathroom. There is also an obscure glazed UPVC window to the side of the property.

The family bathroom features a matching three piece suite that comprises of a panel bath, full pedestal wash hand basin and low level W/C. To the walls, there are two toned grey subway tiles with a matching border at half height and a grey vinyl flooring below. The bathroom also features an overhead shower above the bath and a large obscure glazed window to the rear of the property.

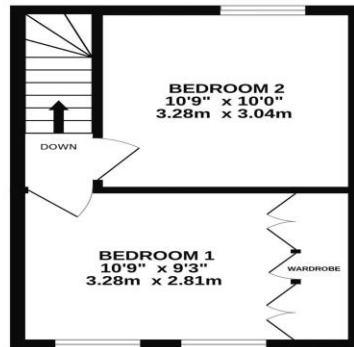
To the first floor, the landing area gives access to two double bedrooms. The master bedroom is located at the front of the property and features two UPVC windows that allow light to flow through the room, carpeted flooring and built in storage. The second bedroom is located at the rear of the property and benefits from carpeted flooring and a UPVC window overlooking the rear garden.

To the rear of the property, a low maintenance south facing enclosed garden is located. The garden is laid majority to concrete with a gravel area and flower bed to the front of the rear garden. The garden also benefits from having rear lane access via a secure UPVC door.

GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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 2RR

Tenure

Freehold

Services

All mains services

Council Tax Band B

EPC Rating D

Viewing strictly by
appointment through
Herbert R Thomas

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33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

hrt Est. 1926



Energy performance certificate (EPC)

18, Regent Street East NEATH SA11 2RR	Energy rating D	Valid until: 5 September 2027 Certificate number: 008-8023-7271-9833-8960
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Property type: Mid-terrace house
Total floor area: 62 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 regulations and exemptions](#)
[\(https://www.gov.uk/guidance/domestic-estate-agency-minimum-energy-efficiency-standards-landlord-guidance\)](#).

Energy rating and score

This property's current 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

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.

