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74 Regent Street

West, Briton Ferry,
Neath, SA11 2RF

74 Regent Street West

Asking price **£125,000**

A deceptively spacious and very well presented three bedroom end of terrace property, situated in the heart of Briton Ferry, with convenient commuter links to the A48 and M4 motorway.

Three bedroom end of terraced property

Perfect home for first time buyers

Situated near local amenities and convenient commuter links

Very well presented throughout

Large open plan reception room

Utility area and spacious kitchen

Ground floor bathroom and first floor toilet

Ample street parking

Large concrete outhouse with power supply





A deceptively spacious and very well presented three bedroom end of terrace property, situated in the heart of Briton Ferry, with convenient commuter links to the A48 and M4 motorway. The property is just a short stroll from an abundance of local amenities and local train station, making it an ideal purchase for those who rely on public transport.

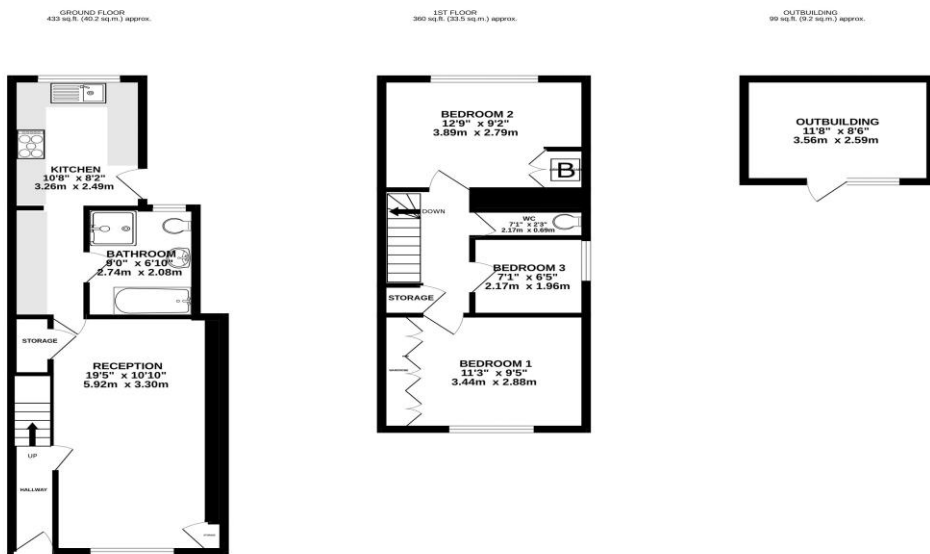
The property is entered via a UPVC and glazed panel door into an entrance hallway, with tiled flooring, staircase with fitted carpet rising to the first floor accommodation and a doorway leading into the spacious lounge/diner. The lounge/diner features engineered wood flooring throughout, a UPVC glazed window to the front, coving to ceiling and a full length half height feature wall with alcove storage to either end and a feature fireplace with free standing electric stove. To the rear of the room there is access to a useful understairs storage cupboard and a doorway leading into the utility area.

The utility area features ceramic tiled flooring and has fitted base and wall mounted units along one side of the room, matching those of the kitchen. A doorway to the opposite side of the room allows access into the ground floor bathroom. The bathroom has been fitted with a modern white four piece suite comprising; panel bath, double shower cubicle, low level WC and a vanity wash hand basin with drawer storage below. The room has a continuation of the same tiled flooring as the utility area and benefits from an obscure glazed window to the rear.

An archway at the end of the utility room leads through into the kitchen that has a continuation of the ceramic tiled flooring. The kitchen has been fitted with a matching range of contemporary base and wall mounted units, with a black laminated worksurface over. Within the kitchen there is space for a free standing fridge/freezer, plumbing for a washing machine, space for a Range style cooker, a stainless steel sink unit positioned below a rear UPVC double glazed window and a rear side door providing access to the garden.

To the first floor, the landing gives access to all three bedrooms and a separate toilet. Bedroom one is located to the front of the property. It is a large double bedroom featuring fitted carpet flooring, floor to ceiling fitted wardrobe units to one wall and a UPVC double glazed window to the front. Bedroom two is a second comfortable double bedroom, located to the rear of the property. The room features fitted carpet flooring, an ornate custom design cupboard housing a modern gas boiler boiler and a UPVC window to the rear enjoying views over the green. Bedroom three is a generous sized single bedroom featuring fitted carpet flooring and has a UPVC window to the side. Some of the space within this bedroom has been used to create a first floor toilet room, fitted with a white low level WC.

Outside to the rear of the property is a fully enclosed, low maintenance, level courtyard garden. The garden has been mainly laid to patio slabs and features a stone built outhouse, benefitting from power supply.



TOTAL FLOOR AREA: 892 sq ft. (82.9 sq m.) approx.
 While 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

SAT NAV USERS: SA11 2RF

Tenure

Freehold

Services

All mains services

Council Tax Band B

EPC Rating E

Viewing strictly by appointment through
Herbert R Thomas

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Energy performance certificate (EPC)

24 ROBERT STREET WEST BROTON PARK SA11 2RF	E	Valid until: 1 March 2031
Certificate number: 0623-3004-7207-7448-1204		
Property type	End-terrace house	
Total floor area	81 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-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. 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.

