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herbert r thomas

7 Ferry Close  
Neath

SA11 2RW

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## 7 Ferry Close

Asking price **£130,000**

A deceptively spacious and lovingly maintained two double bedroom semi detached property, situated within a quiet cul-de-sac in the popular area of Briton Ferry.

A very well presented two bedroom semi detached property

An ideal purchase for a first time buyer

Positioned on a quiet cul-de-sac within the popular area of Briton Ferry

Offering convenient transport links and access to the M4

Close to an abundance of local amenities and schools

Large open plan kitchen/diner

Two double bedrooms

Modern fitted bathroom

Enclosed low maintenance side garden









One of only two unique self build properties located on a quiet cul-de-sac within Briton Ferry, this very well presented two bedroom semi detached home would make an ideal purchase for a first time buyer.

The property is entered via a UPVC and glazed panel door into an entrance hallway, laid to laminate wood flooring which opens into the impressive sized lounge.

The lounge area has a continuation of the same wood laminate flooring and benefits from a large UPVC double glazed window to the front and a real flame effect electric fireplace as the focal feature to the room.

There is a generous open understairs alcove area, ideal for housing a small working office and a doorway to the rear of the room leads through to the open plan kitchen/diner.

The large and well appointed kitchen/diner has been fitted with a matching range of base and wall mounted units, with contemporary tiled splashbacks, a wood effect laminated worksurface over and benefits from a ceramic sink unit with swan neck mixer tap. It offers space for a fridge/freezer, an integrated electric oven with four burner gas hob and modern extractor hood over, provides space for two appliances, has newly fitted vinyl flooring laid and benefits from two UPVC windows to the rear and a side UPVC door, giving access to the garden.

The staircase and landing area benefits from fitted carpet flooring and the landing area gives access to both double bedrooms and the family bathroom.

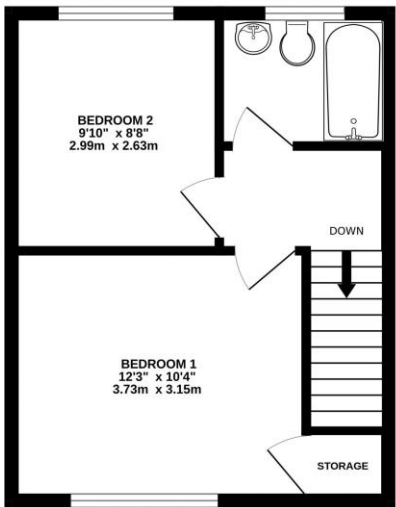
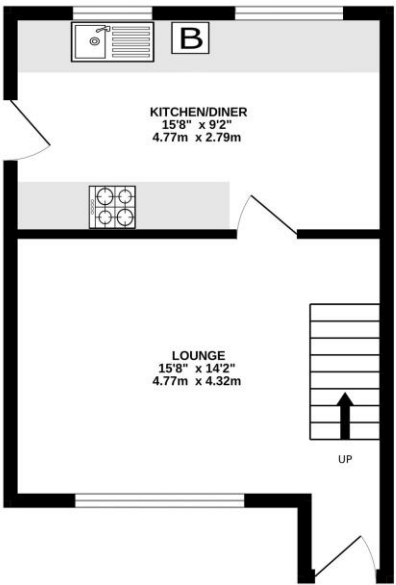
Bedroom one is a large double bedroom benefitting from fitted carpet flooring, a UPVC double glazed window to the front and has access to a useful shelved storage cupboard. Bedroom two is a comfortable sized double bedroom benefitting from fitted carpet flooring and a UPVC double glazed window to the rear.

The family bathroom has recently been upgraded and has been fitted with a contemporary three piece suite comprising; panel bath, low level WC and vanity wash hand basin. It offers an over bath shower, tiled walls, vinyl fitted flooring, a wall mounted chrome heated towel rail and an obscure UPVC double glazed window.

To the outside, the property offers a low maintenance courtyard garden, laid mainly to paved patio and enclosed by a half height wall and wrought iron gate. To one side, feather edge wood fencing and a tall wooden side gate separates the front courtyard from the side garden. It has a continuation of the low maintenance paved patio and provides a level area to enjoy. At the rear, there is a large timber detached storage shed and an area behind the property to house recycling.

GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.

1ST FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.6 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

Sat Nav users SA11 2RW

## Tenure

Freehold

## Services

All Mains Services Metered

Council Tax Band A

EPC Rating

Viewing strictly by  
appointment through  
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**hrt** Est. 1926



## Energy performance certificate (EPC)

Property type	Semi-detached house
Total floor area	65 square metres

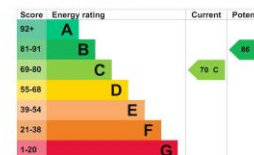
## Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
[You can read guidance for landlords on the rules and exemptions \[here\]\(https://www.gov.uk/government/news/energy-ratings-for-rental-properties\).](https://www.gov.uk/government/news/energy-ratings-for-rental-properties)

## Energy rating and score

This property's energy rating is C. 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 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 55

## 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.



