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herbert r thomas

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74 Shelone Road,  
Briton Ferry, Neath Port  
Talbot, SA11 2PU



## 74 Shelone Road

Asking price **£149,950**

Conveniently situated close to an abundance of local amenities, train station and commuter access to the M4, is this lovingly maintained three bedroom semi detached family home

First time to the market for over fifty years

Available to purchase with no ongoing chain

A lovingly maintained three bedroom semi detached property

Centrally located within close walking distance to the main village amenities and train station

Offering ideal commuter access to the M4 and A48

Retaining the original two reception rooms

Modern fitted kitchen to the rear

Three well proportioned bedrooms to the first floor

Generous rear garden with large outbuilding









The property is entered via a UPVC and glazed panel door into an entrance hallway, with a staircase ahead giving access to the first floor accommodation and doorways leading to the front and rear reception rooms.

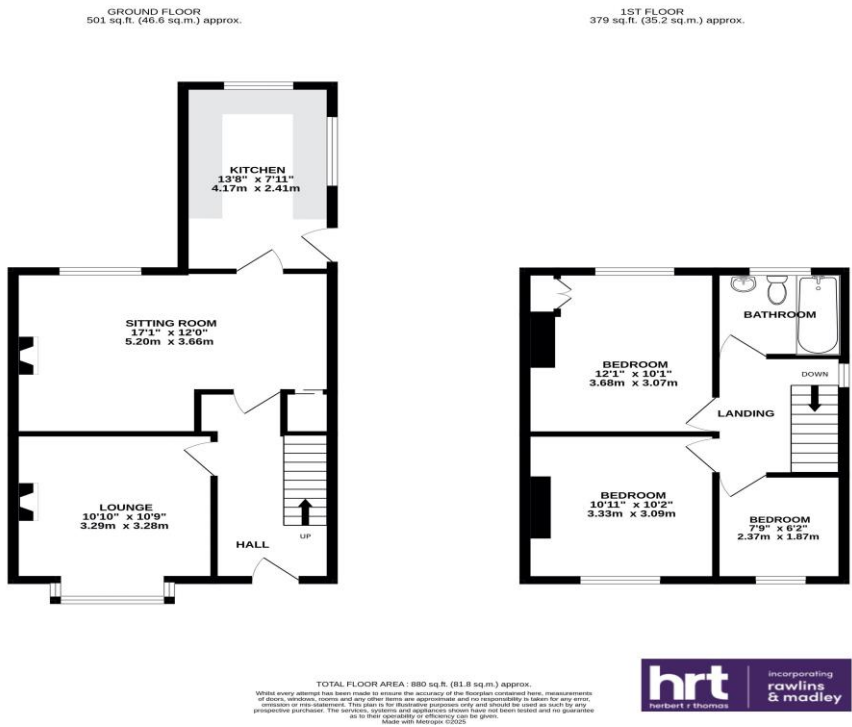
The sitting room to the front features a large UPVC double glazed box bay window, an original period entrance door, fitted carpet flooring and a gas fire with marble hearth and wooden surround to one wall. The lounge to the rear extends the entire width of the property, with a second UPVC double glazed box bay window flooding the room with natural light. It features an ornate gas fire with marble hearth and stone surround to one wall, fitted carpet flooring and gives access to the useful understairs storage cupboard.

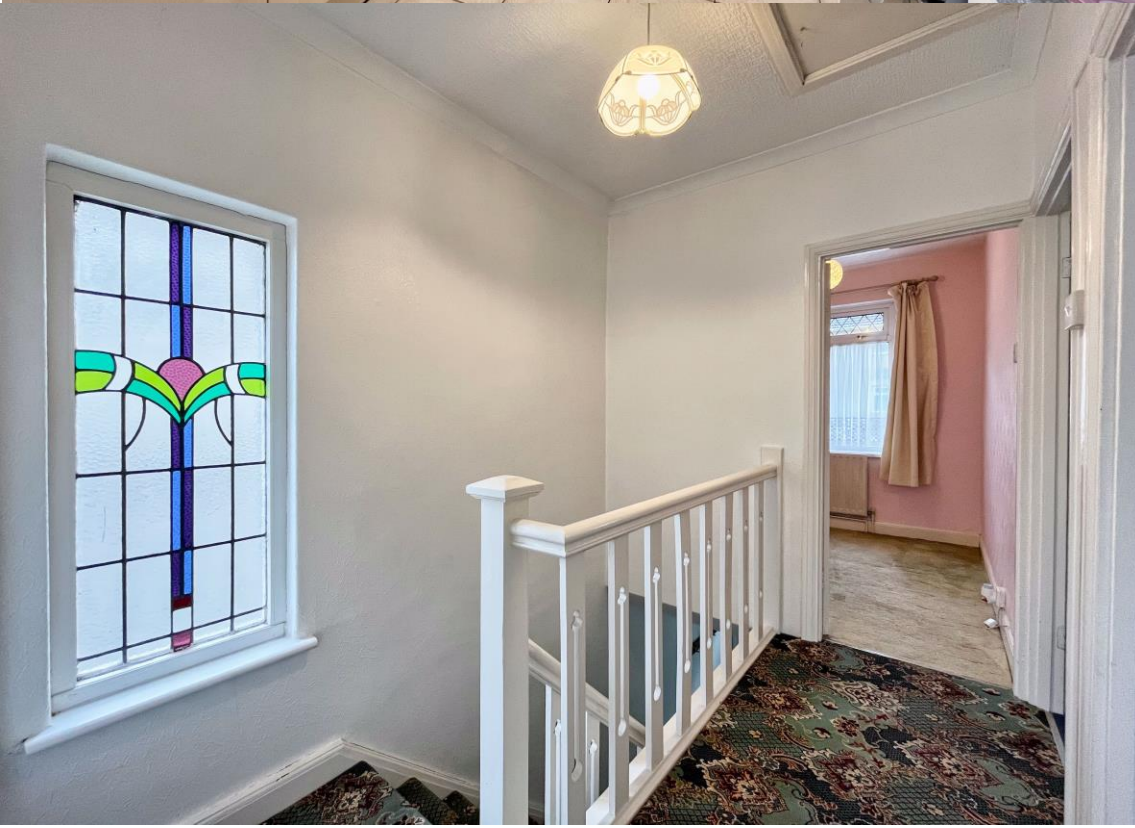
A doorway to the rear of the room leads through into the kitchen area. It has been fitted with a matching range of wooden base and wall mounted units, with a stainless steel sink unit fitted below a large UPVC double glazed window to the side. The room benefits from a second window to the rear, tiled splashbacks, tiled flooring, a UPVC side entrance door for access to the garden and features an integrated fridge/freezer, integrated washing machine and has space for a free standing cooker.

To the first floor the landing, bedrooms and bathroom all benefit from fitted carpet flooring, with an ornate stained glass window at the head of the stairs providing natural light through to the area. Bedrooms one and two are large double bedrooms offering UPVC double glazed windows, with bedroom one benefitting from a built in storage/airing cupboard. Bedroom three is a well proportioned single bedroom with a UPVC double glazed window to the front.

The bathroom has been fitted with a three piece suite comprising; panel bath with over bath shower head tap attachment, low level WC and pedestal wash hand basin. There is full height tiling to all walls, a bi-fold glazed shower screen over bath and an obscure UPVC double glazed window to the rear.

Externally the property features a low maintenance court yard frontage, enclosed by a half height wall and wrought iron gate. A tall wrought iron side gate provides access through to the rear garden, offering an abundance of mature plants and shrubs, with raised plant beds. There is a detached stone outhouse to the rear, previously a garage but now only comprises of a pedestrian door accessed from inside the garden.





## Directions

SAT NAV User SA11 2PU

## Tenure

Freehold

## Services

All main services

Council Tax Band B

EPC Rating D

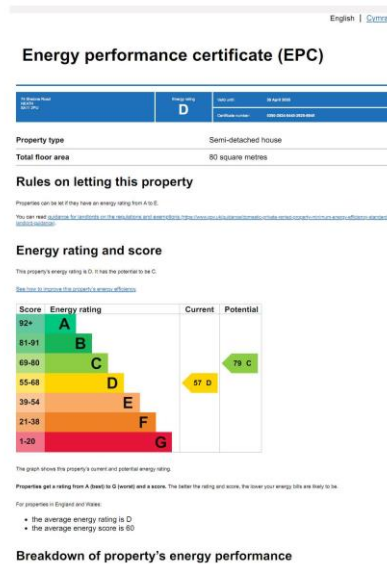
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