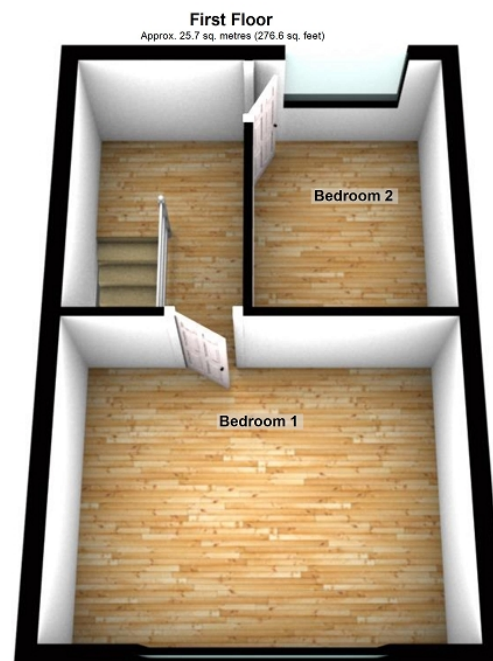
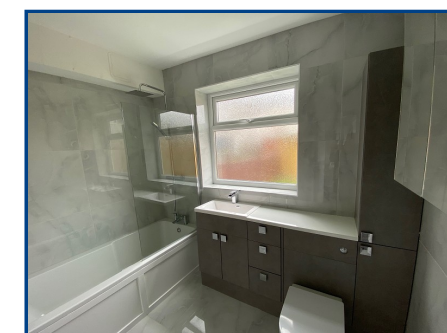
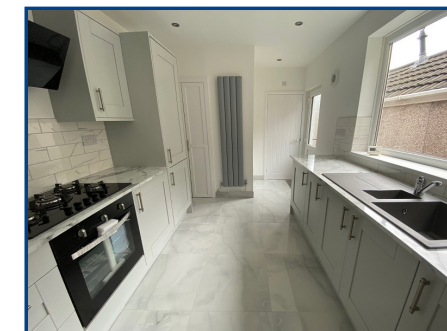


Total area: approx. 76.0 sq. metres (818.3 sq. feet)



**Regent Street East
Neath
Neath Port Talbot.**

Price **£135,000**



- MID TERRACE PROPERTY
- RENOVATED THROUGHOUT TO A HIGH STANDARD
- 2 BEDROOMS
- LOUNGE
- GAS HEATING & DOUBLE GLAZED THROUGHOUT
- LOW MAINTENANCE REAR GARDEN
- IDEAL FIRST PURCHASE

General Description

IDEAL FIRST PURCHASE!

This beautiful 2 mid terrace property has been renovated throughout to an extremely high standard. Call us today to book your viewing.....

EPC Rating: C70

Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Property Description

IDEAL FIRST PURCHASE!

This beautiful 2 mid terrace property has been renovated throughout to an extremely high standard. Property offers; Entrance hall, lounge, kitchen & family bathroom to the ground floor. 2 Bedrooms to the 1st floor. Externally the property offers a low maintenance rear garden, all ready to enjoy those summer evenings. The property has recently been renovated throughout benefiting from a newly fitted kitchen & bathroom, re plastered walls, gas central heating boiler is a year old, fitted carpets & tiled flooring throughout. Also the current owner has installed a free standing multi fuel fire for those cold winter nights. Briton Ferry has many local amenities, schools, shops, local

Tesco store, regular bus service & good road links to the M4 corridor. Viewing is highly recommended to appreciate this beautiful property & convenient location. Call us today to book your viewing.....

Entrance Hall (5' 06" x 3' 06") or (1.68m x 1.07m)

Entrance to hall, door leading to.

Lounge (20' 09" x 13' 03") or (6.32m x 4.04m)

Window to the front & rear of the property, staircase leading to the 1st floor, storage cupboard housing meters. Wooden mantel with free standing multi fuel fire, radiator.

Kitchen (11' 09" x 8' 10") or (3.58m x 2.69m)

Window & door to the side, giving access to the rear garden. Newly

fitted kitchen offering a range of wall & base units, 5 gas hob burner with electric oven & extractor fan above. Integrated fridge freezer & washing machine, bowl & half sink unit, storage cupboard housing gas central heating boiler. Tiled for splash back, tiled flooring, spotlights to the ceiling, vertical radiator.

Bathroom (8' 09" x 5' 10") or (2.67m x 1.78m)

Frosted window to the side, panelled bath with shower over & glass screen, vanity hand basin with ample storage cupboards. Low-level WC, fully tiled walls, tiled flooring, heated towel rail.

First Floor Accommodation (9' 11" x 6' 01") or (3.02m x 1.85m)

Landing area, newly fitted carpets to the stairs & first floor. Attic entrance. Doors leading to.

Bedroom One (13' 04" x 10' 07") or (4.06m x 3.23m)

Window to the front, radiator.

Bedroom Two (9' 09" x 6' 11") or (2.97m x 2.11m)

Window to the rear, radiator.

External

Low maintenance enclosed rear garden, benefiting from artificial grass & loose stone pathway leading to timber shed.

Services

Mains drainage, mains gas, mains water, mains electricity

