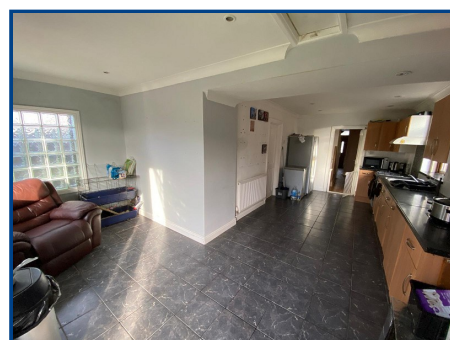
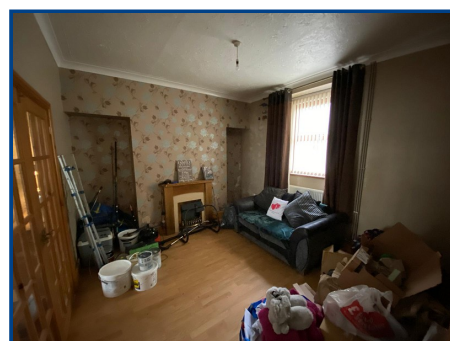


**Pant Yr Heol
Neath
Neath Port Talbot.**

Price £140,000



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/DINER
- UTILITY ROOM
- SPACIOUS CONCRETE SHED TO THE REAR
- LOW MAINTENANCE REAR GARDEN
- PREVIOUSLY HAS HAD PLANNING PERMISSION FOR BED SIT



General Description

FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY!...

We are proud to present to the market this, three bedroom semi detached property. Located in Briton Ferry.

Call us today to book a viewing...

EPC Rating: E50

Pant Yr Heol, Neath, Neath Port Talbot.

Property Description

We are proud to present to the market this, three bedroom semi detached property. Located in Briton Ferry. This property offers; Entrance to porch, hallway, lounge, sitting room, kitchen/diner, utility room, shower room to the ground floor. Three bedrooms and spacious family bathroom to the first floor. Externally, small frontage, low maintenance rear garden with patio seating area, spacious concrete shed to the rear. Good links to the A465 & M4 corridor, close to local amenities, regular bus routes, 10 minutes drive to Neath Town Centre and train service. Ideal opportunity for a first time purchase or investment opportunity! Call us today to book a viewing!..

Porch (3' 3" x 3' 7") or (0.98m x 1.09m)
Entrance to porch. Leading to.

Hallway (33' 6" x 5' 6") or (10.20m x 1.67m)
Window to side, under stairs storage, radiator, laminate flooring.

Lounge (11' 1" x 14' 11") or (3.37m x 4.55m)
Curved bay window to front, wall mounted consumer unit, electric fireplace, radiator, laminate flooring. Double doors leading to.

Sitting Room (11' 6" x 13' 1") or (3.51m x 3.98m)
Window to rear, electric fireplace, radiator, laminate flooring.

Kitchen/Diner (22' 1" x 16' 0") or (6.73m x 4.88m)
French patio doors to rear, widow to rear and sides, range of wall & base fitted units with work top over, gas oven & hob with extractor fan above, sink unit, tiled flooring.

Utility Room (6' 8" x 5' 10") or (2.04m x 1.78m)
Window to side, base fitted units with work top over, wall mounted boiler, plumbing for washing machine, laminate flooring.

Inner Hallway (2' 8" x 5' 10") or (0.81m x 1.78m)
laminate flooring.

Shower Room (4' 6" x 5' 10") or (1.38m x 1.78m)
Frosted window to side, walk in shower, WC, hand basin, radiator, tiled walls, vinyl flooring.

First Floor Accommodation (12' 7" x 6' 3") or (3.83m x 1.90m)
Window to side, access to loft. Doors leading to.

Bedroom 1 (8' 3" x 8' 9") or (2.52m x 2.67m)
Window to front, storage cupboard, radiator, laminate flooring.

Bedroom 2 (10' 11" x 10' 4") or (3.34m x 3.16m)
Window to front, radiator, laminate flooring.

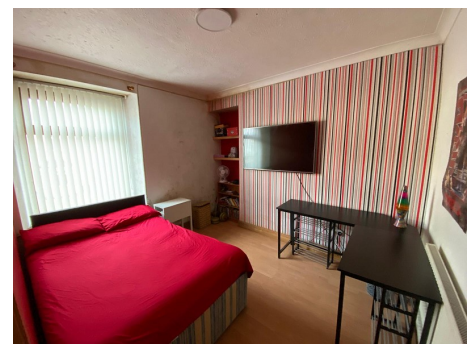
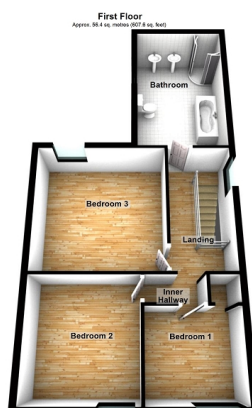
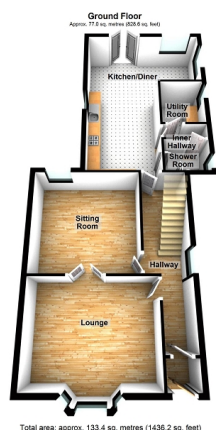
Bedroom 3 (12' 3" x 13' 2") or (3.74m x 4.01m)
Window to rear, hand basin, radiator, laminate flooring.

Bathroom (14' 4" x 9' 4") or (4.38m x 2.85m)
Frosted window to side, walk in shower, jet powered bath unit, his & hers vanity hand basin, WC, radiator, partially tiled walls, tiled flooring.

Services
Mains electricity, mains gas, mains water, mains drainage

Tenure
Freehold

Council Tax
B



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.