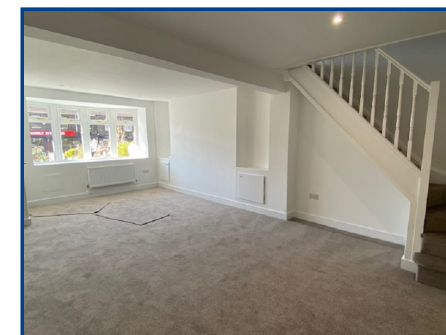


Total area: approx. 72.4 sq. metres (779.3 sq. feet)



**Neath Road  
Briton Ferry  
Neath  
Neath Port Talbot.**

Offers In Region Of **£138,000**

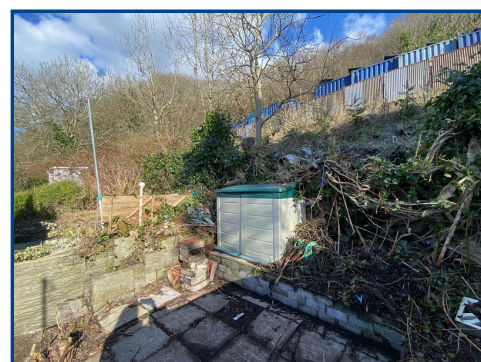


- MID TERRACE PROPERTY
- RENOVATED THROUGHOUT
- 2 BEDROOMS
- LOUNGE / DINING ROOM
- FULL RE-WIRE & NEW HEATING SYSTEM
- IDEAL FIRST PURCHASE
- ENCLOSED ELEVATED REAR GARDEN
- NO CHAIN

**General Description**

**RENOVATED THROUGHOUT!**  
**Are you looking to move straight in? We have the perfect property for you!**  
**Mid terrace 2 Bedroom property, situated in Neath Road Briton Ferry. Call us today to book your viewing.....**

**EPC Rating: C70**



Viewing: **01639 646 926**

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

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

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## Property Description

RENOVATED THROUGHOUT!

Are you looking to move straight in? We have the perfect property for you!

Mid terrace 2 Bedroom property, situated in Neath Road Briton Ferry. Property offers; Entrance to porch, leading to lounge / dining room, kitchen to the ground floor. 2 Bedrooms & bathroom to the 1st floor. Spacious frontage with paved seating area, potential to create off road parking. Enclosed elevated rear garden. This property is immaculately presented throughout & recently been renovated benefiting from, full re-wire, new central heating system, re-plastered, newly fitted kitchen & bathroom, new carpets & vinyl flooring. Briton Ferry has many local amenities, shops, schools, regular bus & rail

service & good road links to the M4 corridor. Viewing is highly recommended to appreciate this convenient location & standard of renovation. Call us today to book your viewing.....

**Porch (4' 0" x 3' 01") or (1.22m x 0.94m)**

Entrance to Porch, door to.

**Lounge (21' 08" x 13' 09" x 12' 11") or (6.60m x 4.19m x 3.94m)**

Bay window to the front & rear. Staircase leading to the 1st floor, spotlights to the ceiling. Newly fitted carpet, radiators.

**Kitchen. (11' 01" x 8' 04") or (3.38m x 2.54m)**

A newly fitted kitchen, benefiting from a range of wall & base fitted units with work top over, sink unit & tiled for splash back. Electric hob

with extractor fan above & oven, plumbing for a washing machine. Spotlights to the ceiling, radiator. Window to the rear, door to the side to access the rear garden.

**First Floor Accommodation (16' 06" x 5' 09" x 4' 2") or (5.03m x 1.75m x 1.27m)**

Landing area, with newly fitted carpets to the 1st floor, radiator. Attic entrance, storage cupboard, + additional cupboard housing gas central heating boiler. Doors leading to.

**Bedroom 1 (13' 11" x 11' 01" ) or (4.24m x 3.38m)**

Windows to the front, spotlights to the ceiling, radiator.

**Bedroom 2 (10' 06" x 7' 09") or (3.20m x 2.36m)**

Window to the rear, radiator.

**Bathroom (8' 05" x 6' 07") or (2.57m x 2.01m)**

Frosted window to the rear, panelled bath with shower over & glass screen, vanity hand basin, low-level WC. Partial panelled wall, spotlights to the ceiling, heated towel rail.

## External

Spacious frontage with loose stone, mature shrubs & paved seating area. Potential to add off road parking to the frontage. Elevated rear garden leading to paved seating area.

## Services

Mains drainage, mains gas, mains water, mains electricity

## Tenure

Freehold

## Council Tax

A

