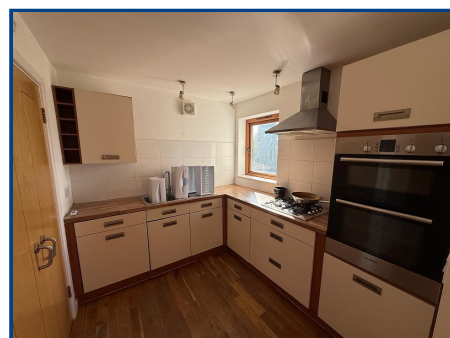
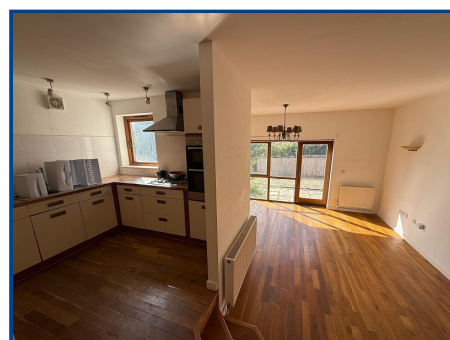
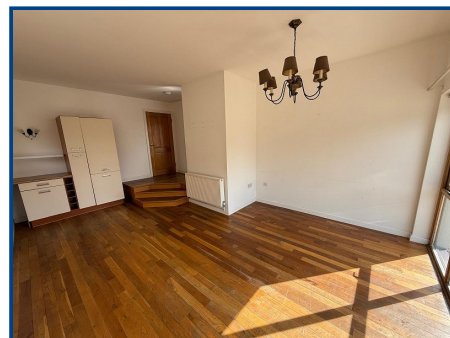


**Old Road
Neath
Neath Port Talbot.**

Price £110,000



- GROUND FLOOR FLAT
- TWO BEDROOMS
- LOUNGE/DINER
- EN-SUITE
- DRIVEWAY
- FIRST TIME PURCHASE



General Description

Nestled in the heart of Briton Ferry, this well-presented ground floor flat offers a superb opportunity for first-time buyers, downsizes or investors seeking a comfortable and convenient lifestyle.

EPC Rating: C73

Old Road, Neath, Neath Port Talbot.

Property Description

Nestled in the heart of Briton Ferry, this inviting two-bedroom ground floor flat presents an excellent opportunity for first-time buyers, downsize, or investors seeking a home in a well-connected location. Upon entering, a welcoming hallway leads to two generously sized bedrooms, including a private en-suite for added convenience. The open plan lounge and diner creates a spacious and sociable setting, ideal for both relaxing evenings and entertaining guests. The modern kitchen is thoughtfully designed, offering ample workspace and storage.

The property benefits from a stylish bathroom, while externally, a drive to the front provides off-road parking. Side access leads to a low-maintenance rear garden – perfect for alfresco dining or a peaceful retreat after a busy day.

Conveniently positioned, the flat is close to a range of local amenities, including shops, parks, and cafes. Commuters will appreciate excellent transport links with easy access to the A465 and M4 corridor, as well as frequent bus services connecting you to Neath, Swansea, and beyond.

This ground floor flat promises both comfort and convenience in a sought-after location. To fully appreciate all this property has to offer, arrange a viewing today.

This property has no service charge or ground rent.

Hallway (7' 10" x 17' 6") or (2.40m x 5.33m)

Entrance to hallway, storage cupboard, oak wooden flooring.

Lounge / Diner (13' 4" x 19' 10") or (4.06m x 6.05m)

Door and window to rear, window to side, wall & base fitted units with work top over. oak wooden flooring.

Kitchen (8' 8" x 10' 1") or (2.65m x 3.07m)

Window to rear, range of wall and base fitted units with work top over, integrated gas hob, extractor fan, oven, bowl & 1/2 sink unit, airing cupboard, plumbing for washing machine, wall mounted gas combi heating system, oak wooden flooring.

Bedroom 1 (7' 10" x 10' 0") or (2.40m x 3.04m)

Window to front, radiator, oak wooden flooring.

Bedroom 2 (8' 9" x 14' 6") or (2.66m x 4.42m)

Picture window to front, wall mounted consumer unit, radiator, oak wooden flooring.

En-Suite (8' 9" x 5' 1") or (2.66m x 1.55m)

Frosted window to side, walk in shower, hand basin, WC, extractor fan, towel rail, partially tiled walls and tiled flooring.

Bathroom (5' 8" x 7' 1") or (1.72m x 2.17m)

Frosted window to side, panelled bath unit, hand basin, WC, towel rail, tiled walls & flooring.

External

Drive to front, side access to low maintenance rear garden with patio seating area.

Services

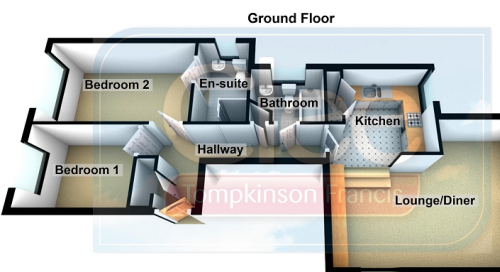
Mains electricity, mains water, mains gas, mains drainage

Tenure

Leasehold

Council Tax

A



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.