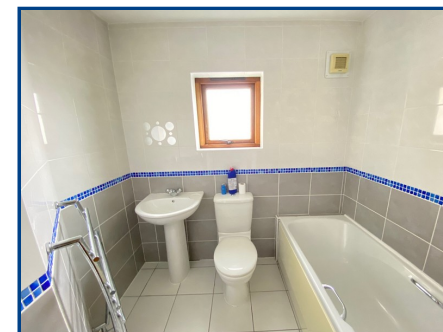


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**

12 Offices Across South Wales

**Old Road
Neath
Neath Port Talbot.**

Price £100,000



- **FIRST FLOOR FLAT**
- **2 BEDROOMS ENSUITE TO MAIN**
- **OPEN ASPECT FROM LOUNGE TO KITCHEN**
- **BATHROOM**
- **OFF ROAD PARKING**
- **ENCLOSED REAR GARDEN**
- **IDEAL FIRST PURCHASE / INVESTMENT OPPORTUNITY**
- **NO CHAIN**

General Description

EPC Rating: C75

Located in the heart of Briton Ferry, Neath, this modern and beautifully presented first floor flat offers a superb opportunity for those seeking stylish and convenient living. Boasting two well-proportioned bedrooms, including an ensuite to the main, and a contemporary family bathroom, this home has been thoughtfully designed for comfort and practicality. Interested? Call us today to book your viewing appointment.

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.

Tel: **01639 646 926**

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

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

Property Description

Nestled in the heart of Briton Ferry, Neath, this modern and well-presented first floor flat offers a fantastic opportunity for those seeking comfortable living in a sought-after location. Boasting two generous bedrooms, including a private ensuite to the main bedroom, this property perfectly combines style with practicality. A further contemporary bathroom ensures convenience for residents and guests alike.

Step into the inviting living space, where tasteful finishes and a neutral décor create a bright and welcoming atmosphere throughout. The sleek, low maintenance rear garden offers an ideal spot for relaxing or entertaining, while off-road parking to the front provides peace of mind and easy day-to-day living.

Briton Ferry is renowned for its convenient links to Neath town centre and Swansea, making commuting a breeze. Residents can enjoy the picturesque open spaces of nearby Briton Ferry Woods and walks along the River

Neath, as well as a wide range of local amenities including supermarkets, independent shops, cafés, and leisure facilities. The area also benefits from good transport links, with easy access to the M4 motorway and Briton Ferry railway station, facilitating travel across South Wales and beyond.

This superb flat is stylishly presented and ready to welcome its new owners. Arrange a viewing today to fully appreciate what this delightful home and its vibrant location have to offer.

Entrance Hall & Stairwell (9' 09" x 7' 06") or (2.97m x 2.29m)

Entrance to hallway, window to the front, staircase leading to the 1st floor, cloaks area, radiator.

Hallway (17' 02" x 7' 10") or (5.23m x 2.39m)

Spacious hallway, storage cupboards, radiator. Doors leading to.

Lounge (20' 05" x 13' 03" x 9' 9") or (6.22m x 4.04m x 2.97m)

Picture window to the rear, window to the rear & roof window. Wood flooring, radiators. Open plan aspect to.

Kitchen (10' 02" x 0' 00") or (3.10m x 0.00m)

A range of wall & base fitted units with bowl & half sink & work top over, gas hob with extractor fan above, electric double oven. Integrated dishwasher, wooden flooring, spotlights to the ceiling. Storage cupboard housing gas central heating boiler, with plumbing for a washing machine /& space for a tumble dryer.

Bedroom 1 (14' 06" x 8' 09") or (4.42m x 2.67m)

Window to the front, laminated flooring, radiator. Spotlights to the ceiling.

En-Suite (8' 09" x 5' 00") or (2.67m x 1.52m)

Frosted window to the side, shower cubicle, low-level WC, hand basin, heated towel rail. Partially tiled walls, tiled flooring, spotlights to the ceiling.

Bedroom 2 (10' 00" x 7' 10") or (3.05m x 2.39m)

Window to the front, laminated flooring, radiator.

Bathroom (7' 02" x 5' 09") or (2.18m x 1.75m)

Frosted window to the side, panelled bat, hand basin, low-level WC. Fully tiled walls, tiled flooring, heated towel rail.

External

Off road parking to the front, with side access to a spacious enclosed, low maintenance rear garden.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Leasehold

Council Tax

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