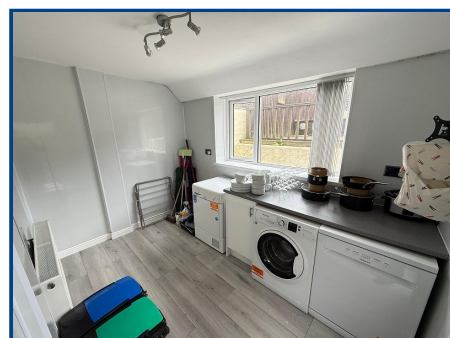
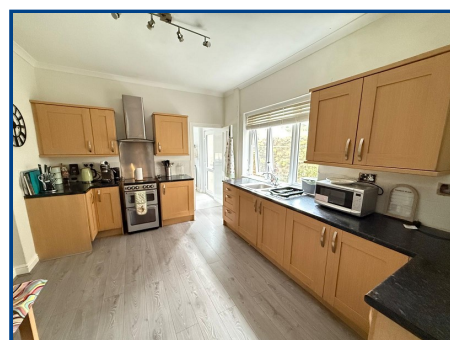
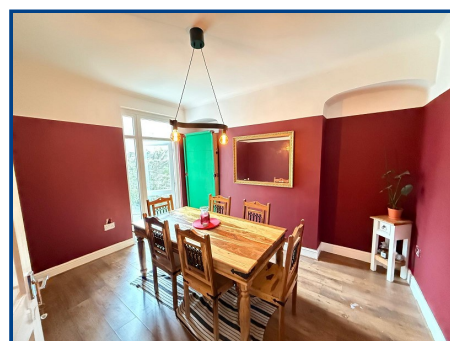
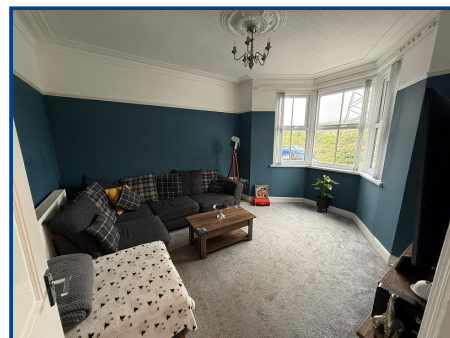


**Shelone Terrace
Neath
Neath Port Talbot.**

Price **£179,950**



- MID TERRACED PROPERTY
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- SPACIOUS KITCHEN
- LOW MAINTENANCE REAR GARDEN
- FIRST TIME PURCHASE



General Description

EPC Rating: D59

Nestled in the heart of Briton Ferry, Neath, this spacious mid-terraced property is the perfect footing for first-time buyers and growing families alike. Upon entering, you are welcomed by a handy porch leading into a roomy hallway, setting the tone for the impressive high ceilings and generous living spaces throughout.

Property Description

Welcome to this generously proportioned mid-terraced home, ideally positioned in the heart of Briton Ferry, Neath. Perfectly suited for first-time buyers, this inviting property combines spacious living with impressive high ceilings, creating an airy and welcoming atmosphere throughout.

Upon entering, a porch leads into a well-maintained hallway, flowing seamlessly into the bright and comfortable lounge. Adjacent is a dedicated dining area, perfect for family meals or entertaining friends. The kitchen is complemented by a practical utility room to the rear, offering added convenience and storage.

Upstairs, three generously sized double bedrooms provide ample space for family or guests, all served by a contemporary family bathroom. The layout is thoughtfully designed to maximise comfort and functionality.

Externally, enjoy low-maintenance living with a neat frontage and an enclosed rear garden. The garden features both a patio and a decked seating area, creating the ideal spot for alfresco dining or relaxing after a long day.

Located within easy reach of the A465 and M4 corridor, this home is perfectly placed for commuters. Excellent public transport links, including regular bus routes, connect you effortlessly with surrounding areas. Local amenities are just a short stroll away for everyday convenience, while both Neath town centre and Swansea city centre are accessible within a ten-minute drive, opening up a variety of shopping, dining, and leisure opportunities.

Experience comfort and convenience in a sought-after location. Arrange your viewing today and discover the potential this fantastic property has to offer.

Porch (5' 3" x 3' 10") or (1.61m x 1.18m)

Entrance to porch, wall mounted consumer unit.

Hallway (20' 2" x 5' 9") or (6.14m x 1.75m)

Under stairs storage, radiator.

Lounge (14' 2" x 11' 8") or (4.31m x 3.56m)

Curved bay window to front, radiator.

Dining Room (13' 0" x 11' 0") or (3.97m x 3.36m)

Patio door to rear, radiator, laminate flooring.

Kitchen (14' 2" x 10' 11") or (4.31m x 3.33m)

Window to side, range of wall & base fitted units with work top over, plumbing for freestanding oven, hob with extractor fan above, bowl & 1/2 sink unit, radiator, laminate flooring.

Utility Room (8' 11" x 10' 11") or (2.73m x 3.33m)

Window to rear, base unit with work top over, plumbing for washing machine, radiator, laminate flooring.

First Floor Accommodation. (18' 7" x 6' 3") or (5.66m x 1.90m)

Radiator. Doors leading to.

Bedroom 1 (10' 11" x 15' 11") or (3.32m x 4.86m)

Windows to front, radiator.

Bedroom 2 (13' 3" x 11' 0") or (4.03m x 3.36m)

Window to rear, access to loft, radiator.

Bedroom 3 (9' 5" x 10' 6") or (2.86m x 3.21m)

Window to rear, airing cupboard with wall mounted combi heating system, radiator.

Bathroom (6' 2" x 7' 6") or (1.89m x 2.29m)

Frosted window to side, panelled bath with shower above, vanity hand basin, WC, extractor fan, towel rail, tiled flooring.

External

Small low maintenance frontage, enclosed low maintenance rear garden with patio & decked seating area.

Services

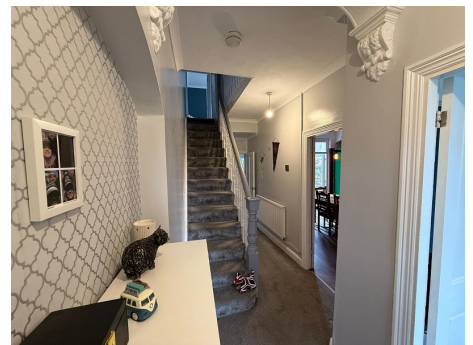
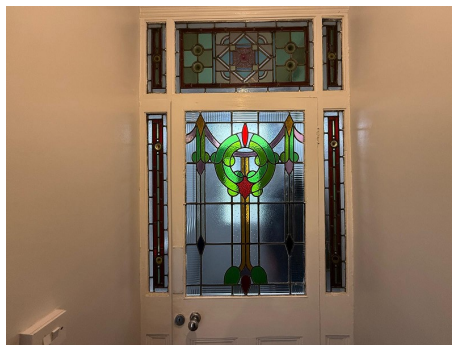
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Important notice

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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.