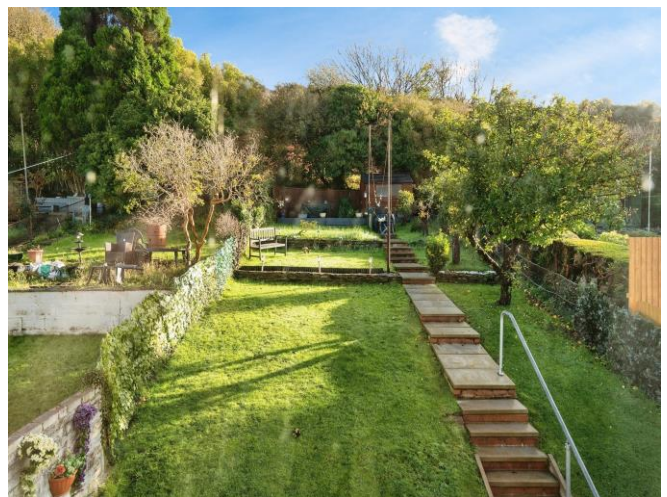




Old Road, Offers over £170,000

- Semi-Detached
- Three Bedrooms
- Attractive Views
- Front & Rear Garden
- Conservatory
- EPC Rating: D



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About the property

A well-presented three bedroom, semi-detached property on the market, benefiting from attractive views, a spacious front and rear garden and a modern shower room. Situated in a popular area of Briton Ferry with schools, shops and public transport links within close proximity.

Internally the property comprises of an entrance hall, an open plane lounge diner with bay windows, a kitchen, conservatory and a w.c to the ground floor. The first floor features three bedrooms and a shower room. To the front of the property there is an enclosed garden area with side access via a gate.

To the rear of the property there is a large tiered garden, mainly laid to lawn with a wooden shed. Ideal first time buy or family home. Internal viewings come highly recommended.

Accommodation

Entrance Hall- Entrance via a upvc door to the front. Upvc window to the side, laminate flooring, stairs to the first floor and a door leading through to the lounge diner.

Lounge Diner- 23' 4" min x 11' 4" max (7.11m min x 3.45m max)

Fitted carpets and an electric fireplace. Upvc bay windows to the front and a door leading through to the kitchen.

Kitchen- 11' 5" x 7' 5" (3.48m x 2.26m)

Fitted with a matching range of wall and base units with worktop space over and a stainless steel sink with a mixer tap. Space for a cooker, washing machine and fridge freezer with an integrated cooker hood. Laminate flooring and tiled splashbacks. Upvc window to the side and a door leading through to the conservatory.

Conservatory- 14' 4" x 8' 3" (4.37m x 2.51m)

Tiled flooring, upvc windows to the rear and side, upvc doors to the rear and side and doors leading through to a w.c and storage cupboard.



W.C

W.c, window to the rear and tiled flooring.

Landing- Fitted carpets to the stairs and landing with doors leading through to three bedrooms and shower room.

Bedroom One- 11' 2" min x 11' min (3.40m min x 3.35m min)

Fitted carpets and built in wardrobes. Upvc bay windows to the front.

Bedroom Two- 11' 6" max x 12' 6" max (3.51m max x 3.81m max)

Fitted carpets and a upvc window to the rear.

Bedroom Three 8' 9" x 6' 3" min (2.67m x 1.91m min)

Fitted carpets and built in wardrobes. Access to the attic and a upvc window to the rear.

Shower Room- Fitted with a three piece suite comprising of a corner shower cubical with a double shower head and glass screens, w.c and wash hand basin with a mixer tap. Built in storage cupboard housing a wall mounted gas

combination boiler. Heated towel rail. Vinyl flooring and tiled splashbacks. Upvc window with obscured glass to the front.

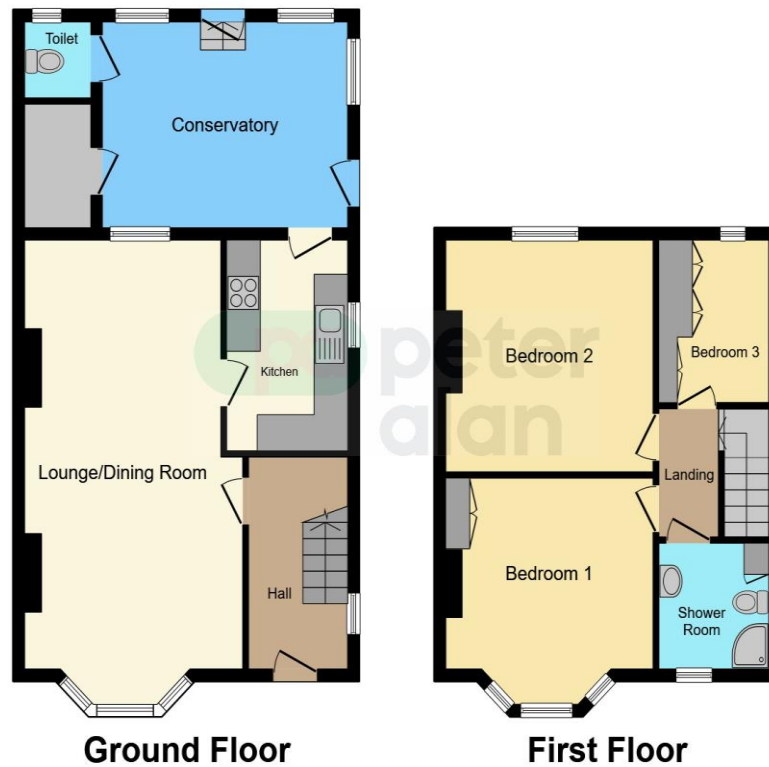
Front

Gate to the front with steps leading to a tiered garden area. Side access via a gate.

Rear

Steps to an enclosed tiered garden mainly laid to lawn with a wooden shed.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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