



Old Road, offers over £160,000

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



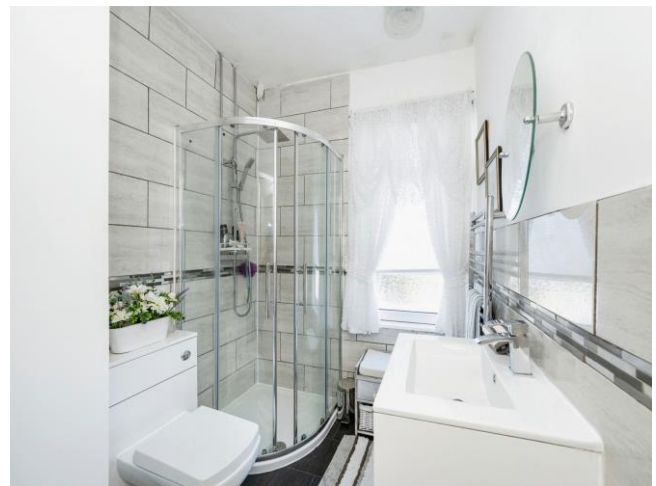
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About the property

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.

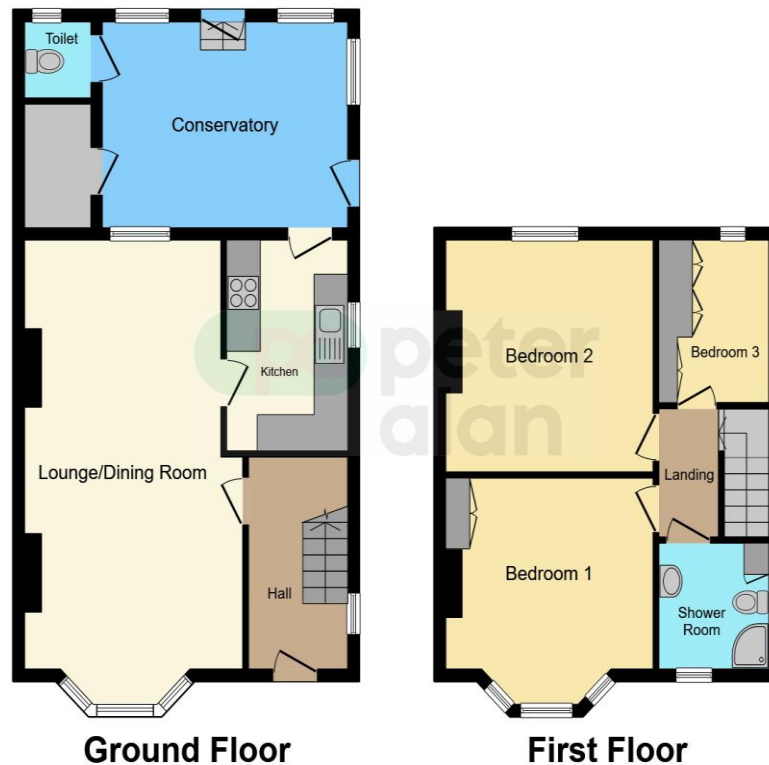
Bedroom Three- 8' 9" x 6' 3" min (2.67m x 1.91m min)
Fitted carpets and built in wardrobes. Access to the attic and a upvc window to the rear.

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.

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