



## Ritson Street, £150,000

- Opportunity to Develop (Subject to relevant planning permissions)
- End of Terrace
- Underfloor Heating
- Council Tax Band A
- Enclosed Rear Gardens
- EPC Rating: E



 3  2  2





## About the property

Ideal investment or first time purchase opportunity! This well-presented, three bedroom, end of terrace property is now available for sale within Briton Ferry. The home features a garage, enclosed rear gardens and a unique opportunity to develop with a plot to the side suitable for off street parking or the construction of a new home (subject to the relevant planning permissions). Conveniently located for access to local shops, schools and public transport with great links to the M4. Internally the property comprises of an entrance hall, lounge, dining room, kitchen, bathroom and conservatory to the ground floor. This boasts under floor heating in the majority of rooms that can be separately thermostatically controlled as well as engineered hard wood flooring in the entrance hallway and reception rooms. The first floor contains a split level landing, family bathroom and three bedrooms. Internal viewings highly recommended to appreciate the space on offer.







## Accommodation

**Entrance Hallway**- Entrance via a upvc door to the front, doors to the dining room and the kitchen with space under the stairs for a fridge freezer and tumble drier. Engineered wood flooring and underfloor heating. Stairs leading to the first floor.

**Dining Room**- 12' Max x 10' 9" ( 3.66m Max x 3.28m )  
Engineered wood flooring with underfloor heating and a fitted marble fireplace with a multi-fuel burner. Upvc door to the rear leading through to the conservatory and an opening to the lounge.

**Lounge**- 11' 9" Max x 12' 8" ( 3.58m Max x 3.86m )  
Engineered wood flooring and underfloor heating with a feature fireplace made up of a marble base and wooden mantle piece. Upvc window to the front.

**Kitchen**- 10' x 9' 3" ( 3.05m x 2.82m )  
Fitted with a matching range of wall and base units with workspace over, tiled splashbacks and one and a half sinks with a mixer tap. Integrated cooker and hob with cooker hood and space for a fridge. Fitted vinyl flooring with a upvc door and window to the side leading through to the conservatory and a door through to the ground floor shower room.

**Conservatory** -9' 6" x 7' 6" ( 2.90m x 2.29m )  
Fitted with a sink with base units under and space for a washing machine. Fitted with vinyl flooring and patio doors leading through to the rear garden,

**Shower Room**- Fitted with a three piece suite comprising of a walk-in shower with glass doors, w.c and a wash hand basin. Built in drawers with the manifold for under floor heating behind. Vinyl flooring and a upvc window with obscured glass to the rear. Half tiled walls.

**Landing**- Carpeted stairs leading to a split level landing. Door leading through to the bathroom then further steps to landing with laminate flooring and doors to all three bedrooms. Access to the attic.

**Bedroom 1**- 13' 5" x 9' 6" Max ( 4.09m x 2.90m Max )  
Fitted laminate flooring and a upvc window to the front.

**Bedroom 2**- 11' x 10' 9" Max ( 3.35m x 3.28m Max )  
Fitted with laminate flooring and a upvc window to the rear.

**Bedroom 3**- 10' 1" x 6' 5" ( 3.07m x 1.96m )  
Fitted laminate flooring and a upvc window to the front.

**Bathroom**- Fitted with a three piece suite comprising of a w.c, wash hand basin and bath. Half tiled walls and splashbacks with vinyl flooring. Built in cupboard with a wall mounted combination gas boiler and controls for the underfloor heating with a upvc window to the side with obscured glass.

**Rear Garden**- Enclosed rear garden comprising of patio spaces and raised flower beds and a footpath leading through to the Garage.

**Garage**- Electric roller shutter door to the rear accessing a lane, upvc windows and door to the front.

**Side Garage / Plot**- Accessed via wooden barn doors to the front, opens out to sheltered area leading through to another rear garden mainly comprising of lawn.

## Floorplan



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