



## Wern Bank £120,000

- Council Tax Band (B)
- Front & Rear Garden
- Ground Floor Wet Room & First Floor Bathroom
- Two Double Bedrooms
- Off Road Parking
- EPC Rating: D







## About the property

A well presented, spacious semi-detached property for sale. Benefiting from two double bedrooms, a generous size lounge with upvc double doors, two bathrooms/wet rooms and off road parking. Situated in Briton Ferry on a no-through road, conveniently located to schools, shops, public transport links, the m4 corridor and other local amenities. Ideal first time buyers opportunity, comprising of an entrance hall, a lounge, kitchen and shower room to the ground floor. The first floor features two bedrooms and a family bathroom. To the front of the property there is off road parking and concrete garden area. The rear garden is enclosed and low maintenance, benefiting from two brick built storage sheds. Internal viewings highly recommended.

## Accommodation

### Entrance Hall

### Lounge

19' 5" x 9' 6" ( 5.92m x 2.90m )

### Kitchen

9' x 7' 5" ( 2.74m x 2.26m )

### Inner Hall

### Ground Floor Wet Room



## Landing

## Bedroom One

14' 1" x 9' max ( 4.29m x 2.74m max )

## Bedroom Two

10' x 10' 1" ( 3.05m x 3.07m )

## First Floor Bathroom

## Front

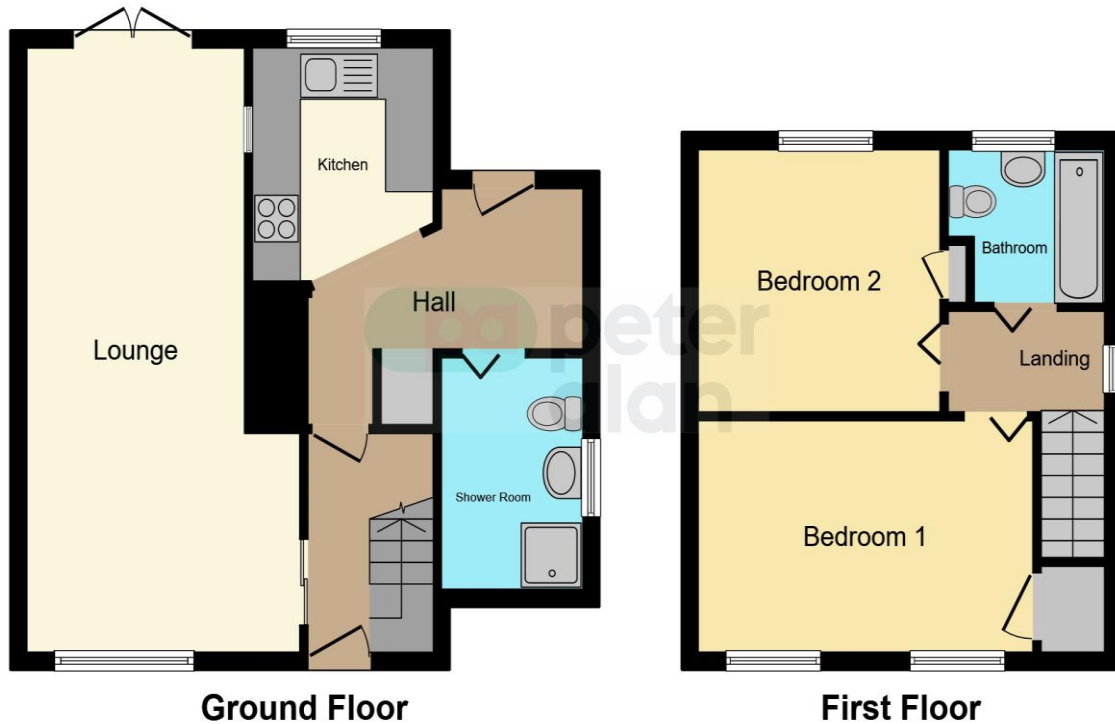
Access onto driveway and front garden area.

## Rear

Enclosed garden area laid to concrete with x2 brick built storage sheds.



## Floorplan



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