



Ynysymaerdy Road

£140,000

- Ideal First Time Purchase or Investment!
- Low Maintenance Rear Garden
- Four Reception Areas
- Council Tax Band - B
- Well Presented Throughout
- EPC Rating: E



3 1 3



About the property

Nestled onto a sought after street in Briton Ferry is this deceptively spacious family home with a light and airy feel throughout. Ideal for commuters with great links to public transport, with Briton Ferry railway station nearby, and the M4 corridor via the A465 as well as convenient access to local schools including Ynysmaerdy and Llansawel Primary schools and local stores in Neath Town Centre. Internally, the property comprises of an entrance porch into a hallway with stairs to the first floor and doors to a study at the front and lounge. Here the home flows through to a sun room and dining areas before reaching the fitted kitchen with integrated appliances such as a cooked hood and fridge freezer. The first floor houses all three bedrooms, of which two are doubles, and the family bathroom consisting of a bath with shower over, w.c and hand wash basin. There is also the advantage presented by generous loft space with potential for conversion to another bedroom subject to the relevant planning permissions. Internal viewings are highly recommended to truly appreciate the property.

Accommodation

Entrance Porch

Entrance Hall

Study

9' 7" x 11' 6" (2.92m x 3.51m)

Lounge

10' 8" x 12' 1" (3.25m x 3.68m)

Sun Room Area

5' 2" x 7' 3" (1.57m x 2.21m)



Dining Area

10' 2" x 8' 2" (3.10m x 2.49m)

Kitchen

12' 4" x 8' 4" (3.76m x 2.54m)

Landing

Bedroom One

10' x 8' 2" (3.05m x 2.49m)

Bedroom Two

10' 6" x 9' 5" (3.20m x 2.87m)

Bedroom Three

7' x 6' 9" (2.13m x 2.06m)

Floorplan



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