



## Penrhiwtyn Street, offers in the region of £85,000

- Double Fronted Mid-Terrace!
- Semi-Refurbished, In Need of Further Renovation
- Deceptively Spacious
- Council Tax Band - B
- Utility room, Cloakroom and First Floor Bathroom
- EPC Rating: D



 3  1  1



## About the property

The ideal investment or first-time purchase found in Britton Ferry, Neath! With excellent links to well renowned schools such as Melin Primary, Ysgol Carreg Hir and Ysgol Tyle'r Ynn. Conveniently located for access to local stores in Neath and Port Talbot town centres as well as the M4 Corridor for commuters to Swansea and Cardiff!

Internally, the property comprises of an entrance hallway with stairs to the landing, lounge and kitchen diner with a further utility room and cloakroom to the rear. The first-floor houses two double bedrooms with generous amounts of natural light and space for a family bathroom. There is also an enclosed rear garden accessed via a upvc door in the utility area.

Internal viewings are highly recommended to appreciate the true condition and potential the home offers.





## Accommodation

**Entrance Hall**

**Cloakroom**

**Lounge**

14' 6" x 11' ( 4.42m x 3.35m )

**Dining Room**

11' 3" x 10' 9" ( 3.43m x 3.28m )

**Kitchen**

11' x 9' 7" ( 3.35m x 2.92m )

**Utility Room**

10' 1" x 7' ( 3.07m x 2.13m )

**Landing**

**Bedroom One**

14' x 15' ( 4.27m x 4.57m )

**Bedroom Two**

10' 5" x 9' ( 3.17m x 2.74m )

**Bathroom**

**Rear Garden**

## Floorplan



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