



## Shelone Road, £250,000

- Large Family Home
- Well Presented Throughout
- Traditional Character
- Rear Access and Bike Shed
- Three Habitable Floors
- EPC Rating: D



 4
  3
  2





## About the property

The perfect, large family home, conveniently located within Briton Ferry, Neath. With fantastic links to local amenities including the train station, bus routes, local shops and high street stores in the town centre alongside well renowned local schools such as Ysgol Carreg Hir and Ysgol Tyle'r Ynn. Situated brilliantly for commuters onto the M4 corridor and A465 as well as Aberavon sea front and the Brecon Beacons!

The home is approached through a paved and gated front yard, side & rear access lead into an enclosed, low maintenance rear garden with composite decking, artificial grass and an outbuilding suitable for bike storage!

Internally, the property comprises of an entrance porch & hallway, with steps to the first floor landing and doors through to two sitting rooms with gas fires & bay windows and the open plan, modern fitted kitchen diner. The first floor houses three sizable double bedrooms, with two en-suite shower rooms and the family bathroom. A further flight of steps lead to the second floor landing with a fitted sauna and the forth bedroom!

Internal viewings are highly recommended to truly appreciate the size and potential this lovely home has to offer!







# Accommodation

## Entrance Porch

## Entrance Hall

**Lounge** - 13' 9" Plus Bay x 11' 5" Plus Recess ( 4.19m Plus Bay x 3.48m Plus Recess )

**Sitting Room**- 15' Into Bay x 11' 7" Into Recess ( 4.57m Into Bay x 3.53m Into Recess )

**Kitchen Diner**- 21' 7" Plus Recess x 12' max ( 6.58m Plus Recess x 3.66m max )

## First Floor Landing

**Bedroom One**- 11' 6" x 11' 5" Plus Recess ( 3.51m x 3.48m Plus Recess )

## En Suite

**Bedroom Two**- 15' x 12' ( 4.57m x 3.66m )

## En-Suite

**Bedroom Three**- 12' x 8' ( 3.66m x 2.44m )

## Bathroom

## Second Floor Landing

**Bedroom Four**- 17' 5" max x 12' 6" Plus Recess ( 5.31m max x 3.81m Plus Recess )

## Front & Rear Gardens

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.