



## Shelone Terrace, offers over £195,000

- Beautifully Refurbished
- Partial Under Floor Heating
- Modern Fitted Kitchen
- Four Piece Family Bathroom
- Sought After Location
- EPC Rating: E



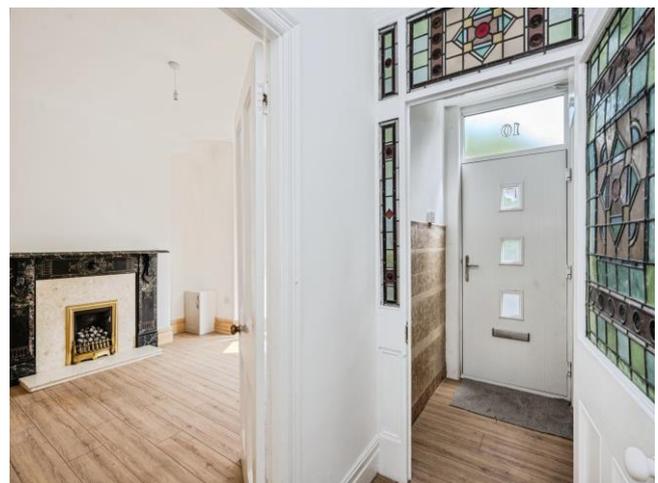
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## About the property

A beautifully presented, recently refurbished, three bedroom family home available for sale within Briton Ferry, Neath with no on going chain! With excellent links to local amenities including Ysgol Tyle'r Ynn and Ysgol Carreg Hir, public transport links via bus or main line train station, commuting routes such as the M4 corridor and A465 as well as high street stores, bars and restaurants within Neath & Port Talbot town centres.

The home is approached through a gated fore court, with rear access available through to an enclosed garden. Internally, the property comprises of an entrance hallway, with stairs to the landing, and doors lead through to a bay fronted lounge, dining room and modern fitted kitchen with partial under floor heating! The first floor houses all three bedrooms and the family bathroom consisting of a bath, w.c, hand wash basin and shower. Internal viewings are highly recommended to truly appreciate this home!





## Accommodation

### Entrance Hallway

**Lounge**- 14' 3" Max x 12' 7" Into Bay ( 4.34m Max x 3.84m Into Bay )

**Dining Room**- 12' 5" x 10' 8" Max ( 3.78m x 3.25m Max )

**Kitchen**- 14' 4" max x 10' 2" ( 4.37m max x 3.10m )

### Landing

**Bedroom One**- 10' 8" x 17' Max ( 3.25m x 5.18m Max )

**Bedroom Two**- 12' 8" x 11' 1" Max ( 3.86m x 3.38m Max )

**Bedroom Three**- 10' 5" x 5' 9" Max ( 3.17m x 1.75m Max )

### Bathroom

### 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)

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