



## Pant Yr Heol, £110,000

- Ideal First Time Buy
- No On-Going Chain
- Buy To Let Opportunity
- Conveniently Located
- Recently Refurbished Throughout
- EPC Rating: D





## About the property

A recently refurbished, ideal family home or first time purchase now available for sale within Briton Ferry, Neath! Boasting excellent links to commuting routes via the A465/M4 corridor as well as transport links through frequently running buses or a main line train station within the town centre. Offering convenient access to Melyn/Gnoll Primary Schools, as well as Cefn Saeson / Dwr Y Felin Community Comprehensive Schools.

Internally, the property comprises of an entrance hallway, with stairs to the landing, and a door through to a spacious lounge / dining room. The home flows through to a modern fitted kitchen with gas appliances, an inner hallway with exit to the garden and the family bathroom. The first floor houses all three bedrooms and the rear garden is laid with paved patio, flower beds and contains a shed & rear gate onto a lane.

Internal viewings are highly recommended to truly appreciate this well presented home.





## Accommodation

### Entrance Hallway

### Lounge Diner

22' 9" x 10' 8" Max ( 6.93m x 3.25m Max )

### Kitchen

7' 4" x 8' ( 2.24m x 2.44m )

### Inner Hall

### Bathroom

### Landing

### Bedroom One

10' 8" x 8' 8" ( 3.25m x 2.64m )

### Bedroom Two

11' 7" x 7' 5" ( 3.53m x 2.26m )

### Bedroom Three

8' 7" x 6' ( 2.62m x 1.83m )

### Rear Garden

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## 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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