



## Regent Street East offers over £120,000

- Beautifully Presented
- Traditional Character
- Landscaped Garden
- Ample Living Space
- Modern Kitchen / Bathroom
- EPC Rating: D



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  1
  2





## About the property

The perfect first time purchase or buy to let 'rent ready' investment within Briton Ferry, Neath! With exceptional links to commuting routes via frequently running buses, the A465/M4 corridor and local/main line train station within Neath Town Centre. Convenient for attendance to Ysgol Tyle'r Ynn and Ysgol Carreg Hir! Internally, the property comprises of an entrance hallway leading through to a 'front' lounge currently used as a study/play room and the dining area / sitting room with stairs to the landing. To the rear of the home is the modern fitted kitchen, with an inner hall fitted with utilities, leading to the family bathroom comprising of a bath with shower over, w.c and hand wash basin. The garden is laid with paved patio enclosed with stone walls. The first floor houses all three bedrooms of which two are suitable for double beds! Internal viewings are highly recommended to truly appreciate the condition and presentation of this lovely home!

## Accommodation

### Entrance Hallway

### Lounge / Study

10' 7" x 9' ( 3.23m x 2.74m )

### Dining / Sitting Room

11' 6" x 11' 3" ( 3.51m x 3.43m )

### Kitchen

11' 2" x 7' 9" ( 3.38m x 2.36m )

### Rear Hall With Utility Space



**Bathroom**

**Bedroom Three**

10' 6" x 5' 6" ( 3.20m x 1.68m )

**Landing**

**Rear Garden**

**Bedroom One**

11' 6" x 7' 9" Plus Recess ( 3.51m x 2.36m Plus Recess )

**Bedroom Two**

10' 6" x 8' 2" ( 3.20m x 2.49m )

## Floorplan



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