

Regent Street East offers over £120,000

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









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)

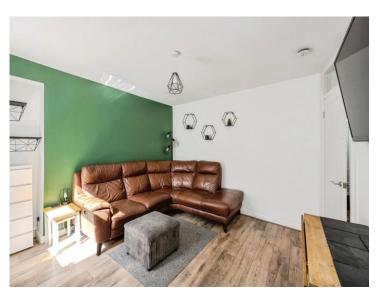
Kitchen

111' 2" x 7' 9" (33.88m x 2.36m)

Rear Hall With Utility Space









Bathroom

Landing

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)

Bedroom Three

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

Rear Garden

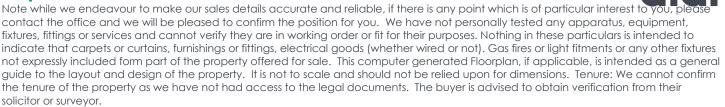


Floorplan



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

Important Information



Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let



