



## Shelone Road

offers in the region of £180,000

- Beautifully Refurbished
- Character Property
- Modern Fitted Kitchen
- Ideal Family Home
- Deceptively Spacious
- EPC Rating: D



3 1 1





## About the property

Immaculately presented and deceptively spacious throughout, this ideal family home or first time purchase is now available for sale within the desirable Shelone Road, Briton Ferry! With convenient links to renowned local schools such as Ysgol Tyle'r Ynn and Ysgol Carreg Hir as well as a local train station, shops, restaurants and walking routes along the Canal. Fantastic for commuters with great access to the M4 corridor! The home is approached through a gated forecourt leading toward the entrance. Side access is available through to an enclosed rear garden, with tiers of lawn, mature shrubbery and flower beds, providing potential for off-street parking subject to relevant planning permissions. Internally, the property comprises of a light & airy entrance hallway, laid with Terrazzo flooring which leads through to the modern fitted kitchen. Stairs head up to the landing, with store cupboards beneath and a door through to a sizable lounge / diner, with a curved bay window to the front and french doors onto the patio! The first floor houses all three good sized bedrooms and the family bathroom consisting of a bath with shower over, w.c and vanity hand wash basin. Internal viewings are highly recommended to truly appreciate this lovely home!

## Accommodation

### Entrance Hallway

### Lounge / Diner

30' 2" Max x 12' 1" Max ( 9.19m Max x 3.68m Max )

### Kitchen

8' 9" x 8' ( 2.67m x 2.44m )

### Landing

### Bedroom One

14' 5" Into Bay Window x 10' 2" Plus Recess ( 4.39m Into Bay Window x 3.10m Plus Recess )



## Bedroom Two

12' 2" x 10' 2" Plus Wardrobe ( 3.71m x 3.10m Plus Wardrobe )

## Bedroom Three

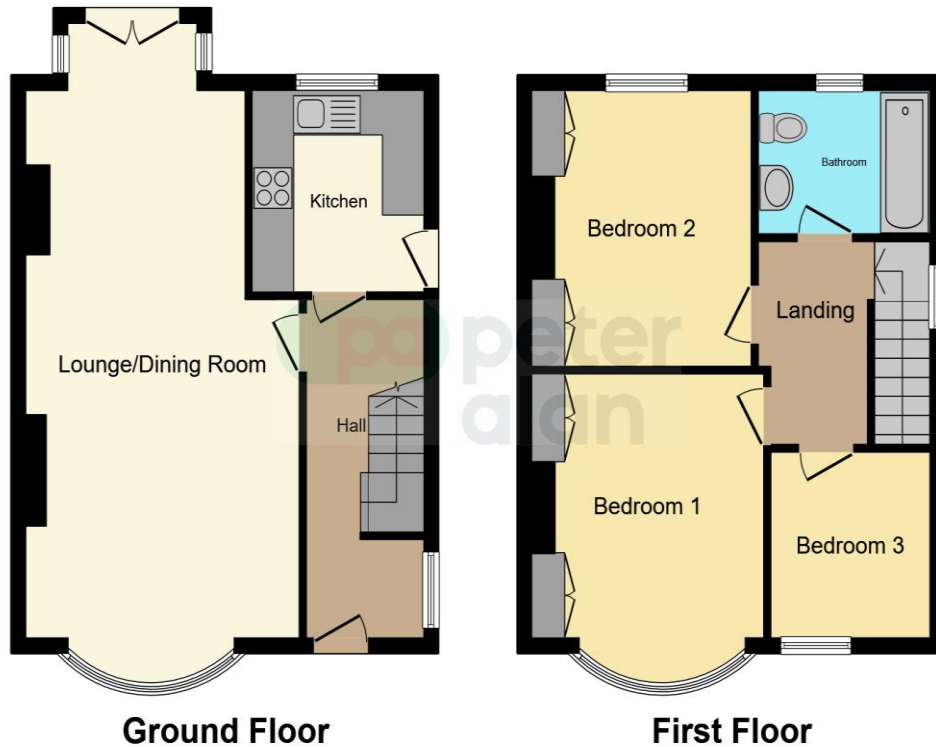
8' 1" x 7' 5" ( 2.46m x 2.26m )

## Bathroom

## Front & Rear Garden



## Floorplan



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