



## Gethin Street

£125,000

- Larger Than Average
- Front & Rear Garden Space
- Ideal First Time Buy
- Open Plan Family Room
- Modern Kitchen
- EPC Rating: C



2 1 2





## About the property

Ideal first-time buyers opportunity for sale in a popular spot of Briton Ferry! Offering a larger than average ground floor space with a lounge and an open plan family room comprising of a lounge, dining area and a modern kitchen boasting a stone archway and upvc double doors onto the rear garden to the ground floor. The first floor features a bathroom and two double bedrooms both with fitted wardrobes.

The front of the property offers a fore-court space, and the rear is an enclosed space with rear lane access via a gate.

Close proximity to local schools, shops, public transport links and the m4 corridor, ideal for families and commuters.

Internal viewings come highly recommended.







## Accommodation

### Entrance Hallway

### Lounge Area

17' 2" Max x 12' 3" Max ( 5.23m Max x 3.73m Max )

### Dining Area

12' 2" x 7' 6" ( 3.71m x 2.29m )

### Reception Room

11' 3" Max x 9' 8" Max ( 3.43m Max x 2.95m Max )

### Kitchen Area

12' 1" x 7' 3" ( 3.68m x 2.21m )

### Landing

### Bedroom One

15' 2" Max x 9' 8" Max ( 4.62m Max x 2.95m Max )

### Bedroom Two

12' 6" Max x 8' 3" Max ( 3.81m Max x 2.51m Max )

### Bathroom

### Rear Garden

01639 635115  
neath@peteralan.co.uk



## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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

