



Collins Street

£110,000

- Ideal First Time Purchase
- Well Presented Throughout
- Low Maintenance Rear Garden
- Modern Fitted Kitchen
- Double Garage
- EPC Rating: E



3 2 1



About the property

A very well maintained, and well presented, ideal first time purchase or family home, nestled into a quaint cul-de-sac within Briton Ferry, Neath! Boasting excellent links to well renowned schools including Ysgol Tyle'r Ynn and Ysgol Carreg Hir as well as amenities within the Town Centre, public transport and commuting routes such as the M4 via the A465! Internally, the property comprises of an entrance hallway, with stairs to the landing and doors through to a spacious, lounge / diner, a modern fitted kitchen, a rear hall with space for utilities and the family bathroom. An exit leads out to a rear garden, laid with lawn. Side access via a gate is available as well as rear access through the double garage! The first floor houses all three double bedrooms and access to the loft space! Internal viewings are highly recommended to truly appreciate this lovely home! *Please note that the property is Leasehold with a missing freeholder, please contact the branch for further information*

Accommodation

Entrance Hallway

Lounge / Diner

21' 4" x 12' 5" Plus Recess (6.50m x 3.78m Plus Recess)

Kitchen

10' 4" x 10' 7" Plus Recess (3.15m x 3.23m Plus Recess)

Inner Hall

Bathroom



Landing

Rear Garden

Bedroom One

15' 7" x 9' 9" (4.75m x 2.97m)

Double Garage

Bedroom Two

10' 1" x 11' 5" (3.07m x 3.48m)

Agents Note

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Bedroom Three

8' 9" x 10' 3" (2.67m x 3.12m)

Floorplan



Total floor area 95.3 m² (1,026 sq.ft.) approx

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.propertybox.io

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.