

Payton
Jewell
Caines



Shelone Road, Briton Ferry, Neath, Neath
Port Talbot. SA11 2NE

Offers Over
£158,000

PJC PAYTON
JEWELL
CAINES

Shelone Road, Briton Ferry, Neath, Neath Port Talbot. SA11 2NE

Introducing this beautifully presented three bedroom semi detached house located in the popular residential area of Briton Ferry, within walking distance of the train station and local amenities. Good links to Neath and Port Talbot Town centres and the M4 corridor for those needing to commute.

Offers Over £158,000

- Three bedroom semi detached house
- Open plan kitchen/diner
- First floor family bathroom
- Enclosed rear garden with single detached garage
- Walking distance to Briton Ferry train station
- Good M4 links



DESCRIPTION

We are pleased to present for sale this three bedroom semi detached house located in the popular residential area of Briton Ferry. The property has been modernised by the current owner and would make an ideal first time purchase or family home. Accommodation briefly comprises to the ground floor entrance hall, lounge, kitchen/diner. To the first floor three bedrooms and family bathroom. Externally to the rear is an enclosed tiered garden with gated access to rear lane and single detached garage. To the front the property sits at an elevated position approached from steps leading to front door.

ENTRANCE HALL

Enter property via composite front door with frosted glass panels. Ceiling is papered with ceiling light and coving. Papered walls. Radiator. Staircase to first floor. Built in under stair storage cupboard housing the electric meter and gas meters. PVCu frosted double glazed window. Laminate floor. Doors leading off.

RECEPTION 1 (11' 8" x 9' 11") or (3.55m x 3.02m)

Ceiling is papered with ceiling light and coving. Papered walls. Radiator. PVCu double glazed bay window looks to the front aspect. Focal point to the room is a wooden mantle with hearth and surround. Laminate flooring.

OPEN PLAN KITCHEN/DINER (18' 3" x 11' 7" max) or (5.57m x 3.53m max)

Ceiling is skimmed and emulsioned with inset spotlights and pendant light. Walls are skimmed and emulsioned with one feature papered wall. Radiator. PVCu double glazed window looks to the rear aspect. PVCu double glazed french doors leading to rear garden. Chimney breast with alcoves to either side. Kitchen comprises a range of wall and base units with coordinating work surfaces. One and half ceramic inset sink with drainer and mixer tap. Range cooker with overhead extractor hood. Space for fridge freezer. Space and plumbing for automatic washing machine. Stone flooring. Adequate space for dining table and chairs.

LANDING

Via stairs with fitted carpet and balustrade. Ceiling is skimmed and emulsioned with ceiling light and coving. Walls are papered. PVCu frosted double glazed window to the side. Fitted carpet. All doors leading off.

BEDROOM 1 (11' 8" x 11' 8") or (3.56m x 3.55m)

Ceiling is papered with ceiling light and coving. Papered walls. Radiator. PVCu double glazed bay window looking to the front aspect. Laminate flooring.

BEDROOM 2 (10' 2" x 9' 9") or (3.09m x 2.96m)

Ceiling is papered with ceiling light and access to the loft. Coving. Papered walls. Radiator. PVCu double glazed window looking to the rear aspect. Laminate flooring. Built in storage housing combination gas boiler.

BEDROOM 3 (8' 8" x 6' 4") or (2.63m x 1.93m)

Ceiling is papered with ceiling light and coved. Papered walls. Radiator. PVCu double glazed window looks to the front of the property. Fitted carpet.



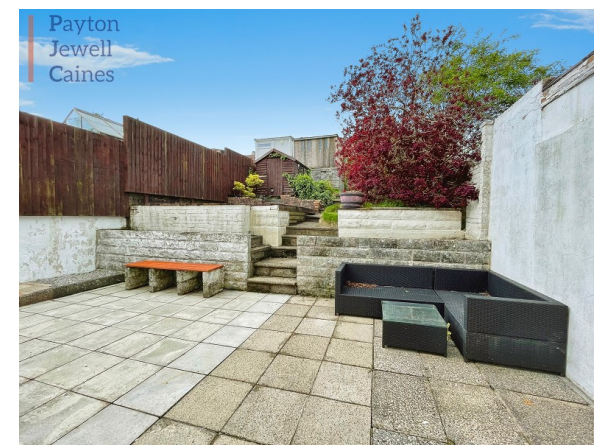
FAMILY BATHROOM (8' 2" x 6' 9") or (2.48m x 2.07m)

Ceiling is skimmed and emulsioned with inset spotlights. Floor to ceiling ceramic wall tiles. PVCu frosted double glazed window looks to the rear aspect. Wall mounted heated towel rail. Bathroom is a three piece suite comprising low level W.C., wash hand basin with vanity and inset double ended Jacuzzi bath with over head shower. Tiled flooring.

OUTSIDE

The front of the property sits at an elevated position. Steps leading up. Lawn area and pathway. Gate leading to rear of property.

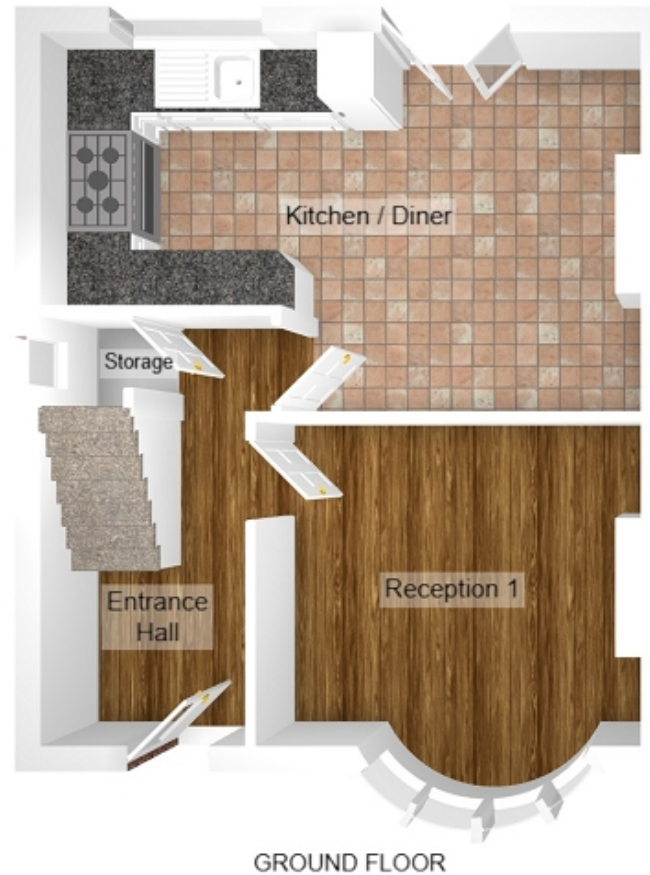
To the rear is an elevated garden which has been tiered. Directly off the rear of the property is an area laid to patio ideal for garden furniture and entertaining. Steps lead up to a deck area. Further steps lead to back to a further garden which is laid to lawn. Gated access to single detached garage.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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