



**Old Road
Neath
Neath Port Talbot.**

Price **£119,000**



- MID TERRACE PROPERTY
- 3 DOUBLE BEDROOMS
- LOUNGE TO SITTING ROOM
- KITCHEN
- GROUND FLOOR BATHROOM
- ENCLOSED REAR GARDEN
- SINGLE GARAGE
- SOLD WITH TENANT IN SITU
- ACHIEVING £850 PCM

General Description

**Looking for an investment opportunity?
Look no further, we have what your looking for? Call us today to schedule your viewing appointment.**

EPC Rating: D65

Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

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Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

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As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Old Road, Neath, Neath Port Talbot.

Property Description

A well-presented mid-terrace property situated in the popular area of Briton Ferry. The property offers three double bedrooms and is to be sold with a sitting tenant, currently generating a rental income of £850 per calendar month—making it an ideal investment opportunity.

Briton Ferry benefits from a range of local amenities within walking distance, including shops, schools, and regular bus services. The property also offers excellent transport links with convenient access to the M4 corridor.

Entrance Porch (4' 06" x 2' 11") or (1.37m x 0.89m)

Entrance to Porch.

Hallway (18' 07" x 5' 04" x 2' 9") or (5.66m x 1.63m x 0.84m)

Staircase leading to the 1st floor, radiator.

Lounge (11' 04" x 10' 04") or (3.45m x 3.15m)

Bay window to the front, radiator. Opening to.

Sitting Room (10' 06" x 8' 10") or (3.20m x 2.69m)

Window to the rear, radiator.

Kitchen. (10' 06" x 0' 0") or (3.20m x 0.00m)

Window to the side, wall & base fitted units with work top over, sink unit, electric cooker point. Plumbing for a washing machine & dishwasher, spotlights to the ceiling, wood flooring radiator.

Inner Hall (9' 08" x 2' 06" x 2' 2") or (2.95m x 0.76m x 0.66m)

Side door giving access to the rear garden.

Old Road, Neath, Neath Port Talbot.

Family Bathroom (9' 10" x 6' 10") or (3.00m x 2.08m)

Frosted window to the side & rear, panelled bath with shower over, hand basin, partial panelled walls.

Separate WC (8' 06" x 3' 09") or (2.59m x 1.14m)

Frosted window to the rear, low-level WC.

First Floor Accomodation (10' 11" x 5' 03") or (3.33m x 1.60m)

Landing area, doors leading to.

Bedroom 1 (14' 08" x 9' 08") or (4.47m x 2.95m)

Windows to the front, radiator.

Bedroom 2 (10' 11" x 8' 09") or (3.33m x 2.67m)

Window to the rear, radiator.

Bedroom 3 (10' 03" x 9' 06") or (3.12m x 2.90m)

Windows to the side, wall mounted gas central heating boiler, radiator.

External

Low maintenance frontage & rear garden. Single garage to the rear.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

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