



## Vernon Street offers in the region of £140,000

- Modern Fitted First Floor Bathroom
- Three Reception Rooms
- Exceptionally Presented Throughout
- Ideal First Time Purchase
- Convenient Location
- EPC Rating: D



 3  1  2





## About the property

The PERFECT First Time Purchase or family home now available for sale within the sought after residential area of Briton Ferry, Neath! Boasting excellent links to well renowned schools and local amenities such as Ysgol Tyle'r Ynn, Neath Town Centre, a main line trains station and frequently running buses. Convenient for days out on Aberavon Sea Front or within the Brecon Beacons National park while being suitable for commuters jumping onto the A465 or M4 corridor! Internally, the property comprises of an entrance hallway, with stairs to the landing, and doors through to two sitting rooms and the dining room. This leads through to the modern fitted kitchen and exit to the low maintenance garden. The first floor houses the family bathroom comprising of a bath, shower block, his&hers hand wash basins and the w.c. There are also the three bedrooms, the third is currently used as a walk in wardrobe but measurements suggest this would also be suitable for a double bed! Internal viewings are highly recommended to truly appreciate this lovely home!

## Accommodation

### Entrance Hallway

### Lounge

11' x 14' 1" Max ( 3.35m x 4.29m Max )

### Sitting Room

9' 8" x 12' 5" Plus Recess ( 2.95m x 3.78m Plus Recess )

### Dining Room

11' 4" x 9' 2" ( 3.45m x 2.79m )

**Kitchen** 9' 1" x 9' ( 2.77m x 2.74m )



## Landing

## Bedroom Three

8' 6" x 7' ( 2.59m x 2.13m )

## Bathroom

Dressing Room

## Bedroom One

11' 8" x 9' 9" ( 3.56m x 2.97m )

## Bedroom Two

11' 9" x 8' 9" ( 3.58m x 2.67m )

## Rear Garden

## Floorplan



Total floor area 101.1 m<sup>2</sup> (1,088 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](http://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.