



103 Shelone Road, Briton ferry, Neath, SA11 2NG

Offers In The Region Of £175,000

A welcoming home with a genuinely homely feel, this appealing semi detached property combines comfortable everyday living with a practical location. The inviting hallway sets the tone on arrival, leading through to two cosy reception rooms, while the provision of parking adds useful convenience to daily life.

The accommodation has a warm and approachable character throughout. The two reception rooms offer flexibility for relaxing, entertaining or working from home, while the kitchen diner provides a sociable space for everyday meals and family time. Upstairs, two well proportioned double bedrooms are complemented by a homely third bedroom and a bathroom, creating a layout that can adapt easily as needs change.

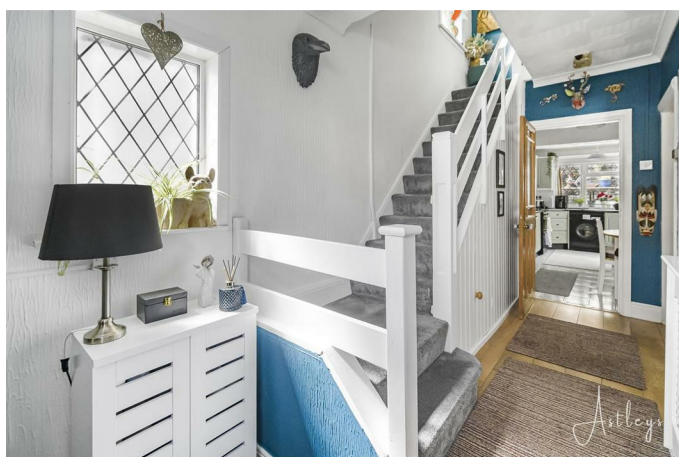
The setting in Briton Ferry brings a good balance of convenience and connectivity. Local schools, shops and everyday amenities are close at hand, with the wider village offering cafés and places to eat along Neath Road. With its comfortable proportions, adaptable accommodation and convenient setting, this is a home that should appeal to first time buyers, families, downsizers and professionals looking for a well connected base with a reassuringly homely atmosphere.

Main dwelling



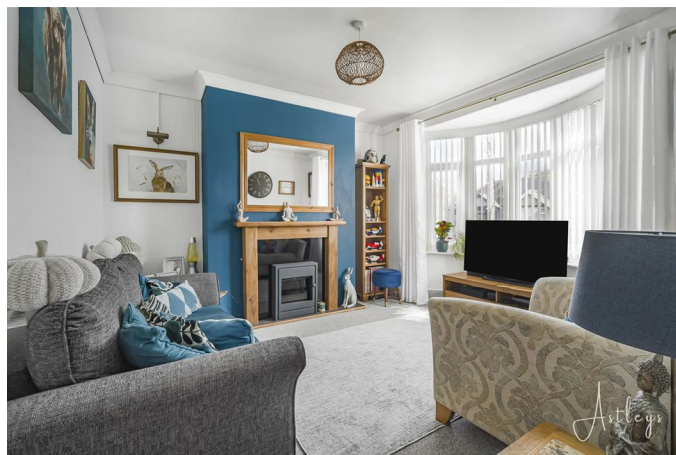
UPVC front door into:

Hallway 6'7" x 15'3" (2.01 x 4.66)

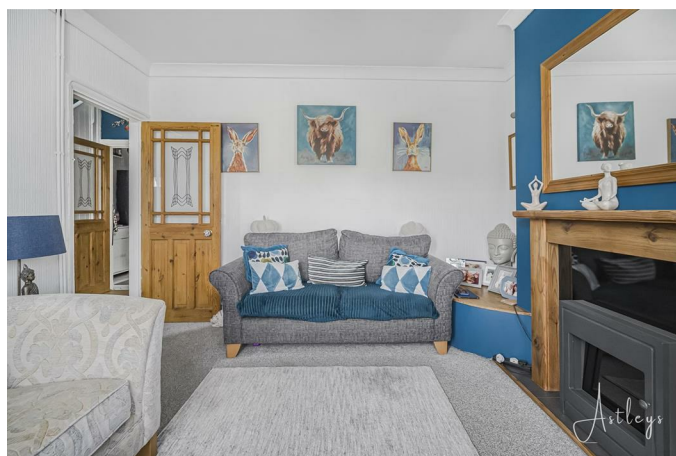


Laminate flooring, radiator, window to the side and understairs cupboard

Front lounge 12'1" x 14'3" (into bay) (3.69 x 4.35 (into bay))



Electric fire with mantle, radiator, coving bay window to the front



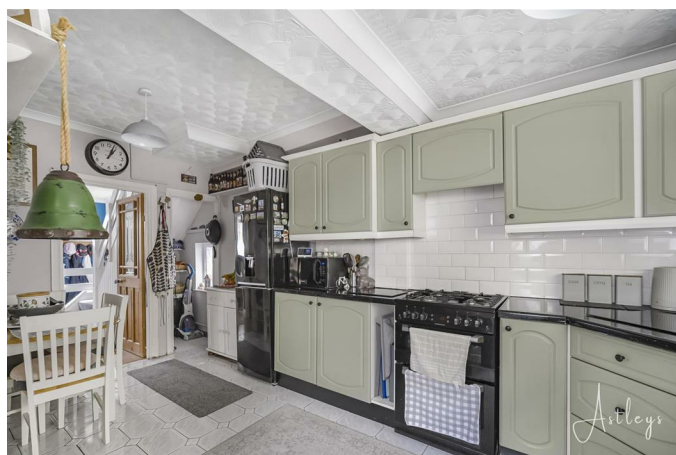
Second reception room 10'7" x 12'9" (3.23 x 3.90)



Electric fire, coving, radiator, patio doors to the back,



Kitchen 16'7" x 8'0" (5.07 x 2.45)



A range of sage base and wall units with co-ordinating work surfaces, stainless steel sink and drainer with gas hob and electric oven, space for fridge/freezer, washing machine and tumble dryer, tiled floor, partially tiled walls, radiator, pantry area under the stairs



Landing



Window to the side

Bedroom 1 11'3" x 14'6" (into bay) (3.45 x 4.43 (into bay))



Bay window to the front, radiator and laminate flooring



Bedroom 2 12'1" x 10'1" (3.70 x 3.08)



Window to the back, radiator and coving

Bedroom 3 8'0" x 7'5" (2.44 x 2.28)



Window to the front and radiator

Bathroom 7'4" x 6'5" (2.26 x 1.96)



White suite with low level w.c, bath with shower over, pedestal sink, cushioned floor, window to the back



Garden



Tiered garden with allocated parking at the back, patio area, shed and decked area



Parking



Drone



Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

0 ft 2 / 0 m 2

Plot size:

0.07 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

15 Mbps

Superfast

78 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

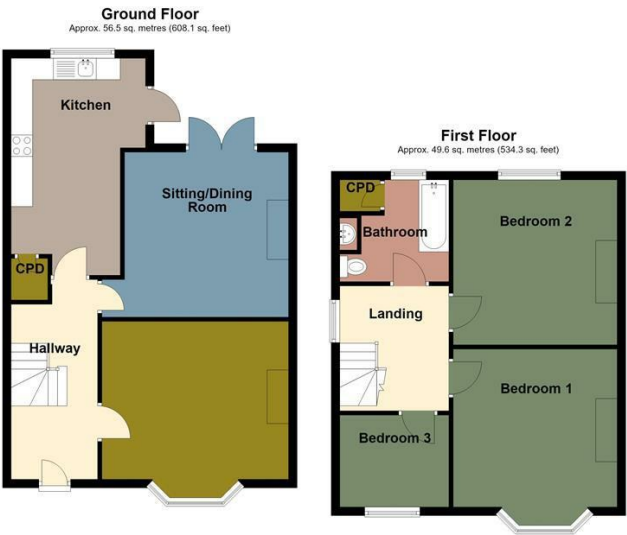
Agents notes

Neath Port Talbot Council Tax Band: C

Annual Price:

£2,259

Floor Plan

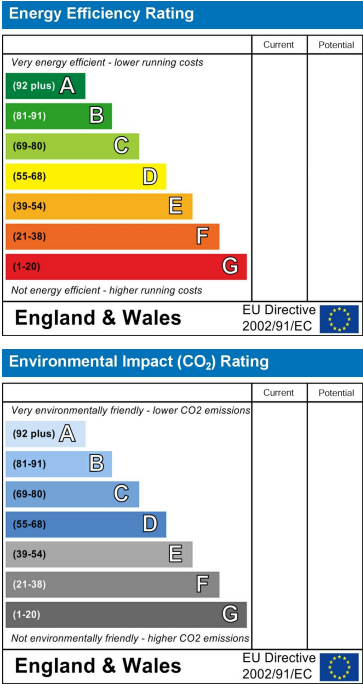


Total area: approx. 106.1 sq. metres (1142.4 sq. feet)

Area Map



Energy Efficiency Graph



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