



## Pant Yr Heol, offers over £135,000

- No Ongoing Chain
- Recently Refurbished
- Four bedrooms
- Great access links for transport
- Modern fitted kitchen
- EPC Rating: D



 4  1  2



## About the property

Beautifully renovated and offered for sale with no onward chain! This impressive four-bedroom house is situated on Pant Yr Heol in the popular area of Briton Ferry. Recently refurbished throughout, the property offers spacious and versatile accommodation ideal for family living.

Offering convenient access to local schools including Melyn Primary and Cefn Season Comprehensive! With great links to commuting routes via a mainline train station and bus routes as well as the M4 corridor via the A465!

Internally, the home comprises of an entry hallway, with stairs to the landing, through to two well-proportioned reception rooms and a modern fitted kitchen with ample storage and Worksop space. To the rear, the home offers paved patio space.

To the first floor the property further benefits four bedrooms and a modern family bathroom. Finished to a high standard, the property is ready for immediate occupation.

This is a fantastic opportunity to acquire a turnkey home in a sought-after location. Early viewing is highly recommended.

## Accommodation

### Entrance Hall

### Reception Room One

10' 7" x 10' 1" ( 3.23m x 3.07m )

### Reception Room Two

11' x 11' ( 3.35m x 3.35m )

### Kitchen

15' 8" x 11' 5" ( 4.78m x 3.48m )

### Hallway



### **Bedroom One**

11' 9" x 6' 2" ( 3.58m x 1.88m )

### **Bedroom Two**

10' 10" x 9' 1" ( 3.30m x 2.77m )

### **Bathroom**

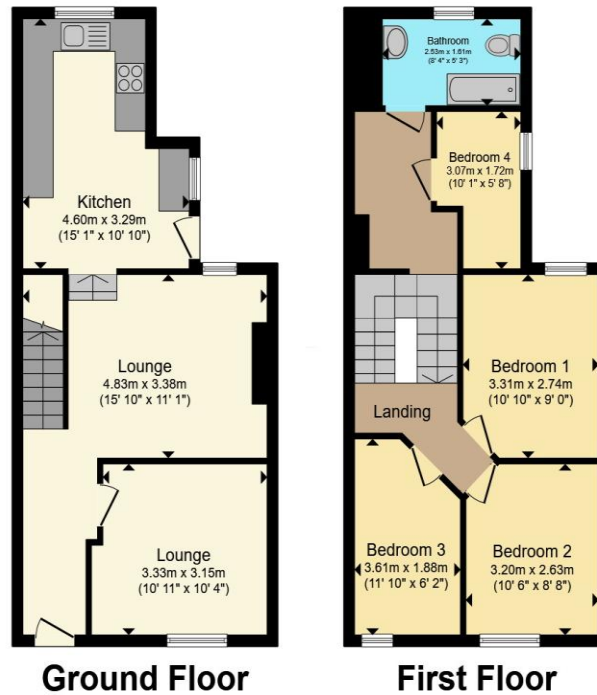
### **Bedroom Three**

8' 6" x 10' 5" ( 2.59m x 3.17m )

### **Bedroom Four**

10' x 5' 5" ( 3.05m x 1.65m )

## Floorplan



Total floor area 92.9 m<sup>2</sup> (1,000 sq.ft.) approx

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