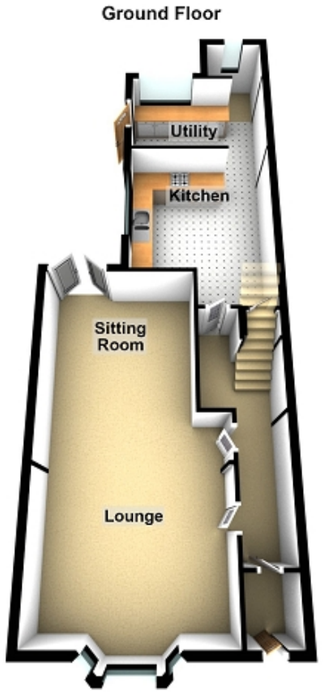
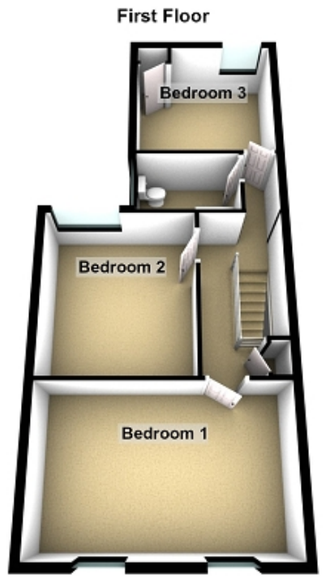










Viewing: **01639 646 926** Website: **www.ctf-uk.com** Email: **neath@ctf-uk.com**

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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.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Old Road
Briton Ferry
Neath
Neath Port Talbot
SA11 2HA

Price **£129,950**











- **MID TERRACE PROPERTY**
- **3 DOUBLE BEDROOMS**
- **LOUNGE OPENING TO SITTING ROOM**
- **KITCHEN & UTILITY ROOM**
- **PARTLY RENOVATED**
- **NO CHAIN**
- **IDEAL FIRST PURCHASE / INVESTMENT OPPORTUNITY**
- **CLOSE TO LOCAL AMENITIES & M4 CORRIDOR**

General Description

EPC Rating: F27

Introducing a partly renovated mid terrace property situated in the heart of Briton Ferry, Neath. This appealing home boasts three generously sized double bedrooms, providing ample space for families or professionals seeking comfort and versatility. Call us today to schedule your viewing appointment....

Old Road, Briton Ferry, Neath, Neath Port Talbot, SA11 2HA

Property Description
Situated in the heart of Briton Ferry, Neath, this partly renovated mid terrace property offers the perfect blend of character and potential. Ideal for growing families or those seeking extra space, the home boasts three generous double bedrooms, all thoughtfully arranged for comfortable modern living.

Inside discover a bright, welcoming ground floor, complemented by a family-friendly first floor bathroom. The layout offers both flexibility and opportunity, with scope to infuse your own style and finishing touches throughout.

The property benefits from outside space to the front and an enclosed rear garden, providing a safe and private spot for children to play, for summer barbecues, or simply relaxing outdoors.

Briton Ferry is exceptionally placed for access to both Neath and Swansea, offering excellent transport links via the A483 and the nearby M4 corridor—ideal for commuters. The local area is rich with amenities including supermarkets, shops, and highly regarded schools. For leisure, the scenic Gnoll Country Park and beautiful Aberavon Beach are just a short drive away, while Briton Ferry's train station connects you swiftly to South Wales' wider attractions.

This is a superb opportunity for buyers seeking space and potential in a well-connected community location. Arrange your viewing today and explore all that this promising property and its vibrant surroundings have to offer.

Porch (4' 05" x 3' 07") or (1.35m x 1.09m)
Entrance to porch, original ornate tiled flooring, partially tiled walls. Wall mounted electric meter.

Hallway (10' 09" x 6' 01" x 3' 7") or (3.28m x 1.85m x 1.09m)
Staircase leading to the 1st floor, original quarry floor tiles, radiator. Doors leading to.

Lounge (13' 09" x 11' 03") or (4.19m x 3.43m)
Bay window to the front, laminated flooring, radiator. Gas meter. Opening to.

Sitting Room (12' 01" x 11' 01") or (3.68m x 3.38m)
French doors opening to the rear garden. Laminated flooring, radiator.

Old Road, Briton Ferry, Neath, Neath Port Talbot, SA11 2HA

Kitchen. (14' 03" x 11' 04") or (4.34m x 3.45m)
Window to the side. A range of wall & base fitted units with work top over, bowl & half sink unit. Integrated fridge freezer & dishwasher. Electric hob with extractor fan & electric oven. Tiled for splash back, laminated flooring, radiator.

Utility Room (11' 10" x 0' 00") or (3.61m x 0.00m)
Window to the rear, door to the side giving access to the rear garden.
Work top with plumbing for a washing machine & additional space for a tumble dryer. Laminated flooring, partially tiled walls, radiator.

Pantry (4' 09" x 3' 07") or (1.45m x 1.09m)
Window to the rear, laminated flooring.

First Floor Accommodation (18' 06" x 5' 10" x 2' 7") or (5.64m x 1.78m x 0.79m)
Landing area, storage cupboard. Doors leading to.

Bedroom 1 (17' 06" x 11' 03") or (5.33m x 3.43m)
Windows to the front, radiator.

Bedroom 2 (12' 00" x 11' 04") or (3.66m x 3.45m)
Window to the rear, radiator.

Bedroom 3 (11' 00" x 9' 11") or (3.35m x 3.02m)
Window to the rear, storage cupboard housing gas central heating boiler, radiator.

Bathroom (7' 11" x 4' 10") or (2.41m x 1.47m)
Frosted window to the side, panelled bath, hand basin, low-level WC, laminated flooring, fully tiled walls, radiator.

External
Enclosed rear garden.

Services
Mains drainage, mains gas, mains water, mains electricity

Tenure
Freehold

Council Tax
B



