



School Road, Jersey Marine,
Neath, Neath Port Talbot, SA10 6JJ.

Offers in the Region Of £205,000

****Exclusive with Abbey Residential Agents****

If you are interested in this home, please call us verbally.

Abbey Residential Agents are proud to offer for sale by private treaty this well presented three-bedroom middle terraced family home in a sought-after village location of Jersey Marine.

In our opinion we would strongly recommend internal viewing of this home as homes rarely come on the market in this condition. Proximity to the M4 and into Swansea.

The accommodation consists of entrance porch, hall, lounge, sitting room, kitchen with fitted units, rear lobby, utility area. To the first floor there are three bedrooms and a well appointed shower room. Externally there are front and rear gardens. Secure parking to the rear.

Entrance

via front door into the porch.

Entrance Porch

Double glazed door to the entrance hall. Plain plastered ceiling.

Entrance Hall

Under stairs storage, stairs to the first floor, tiled floor, radiator, plain plastered ceiling with spot lights.

Lounge

12' 6" into the bay x 10' 8" (3.81m x 3.25m)
Double glazed bay window to the front aspect, plain plastered ceiling with coving, downlighters, radiator.

Sitting Room

13' 4" x 9' 4" (4.06m x 2.84m)
Coved ceiling, designer radiator, wooden double glazed door to the kitchen.

Kitchen

12' 5" x 16' 0" (3.78m x 4.87m)
A range of fitted wall and base units with worktop over, integrated five ring gas hob, integrated electric oven, cupboard housing boiler, sink unit and drainer with mixer tap. brick effect tiled splash backs, central island with further storage under, double glazed patio doors to the garden, plain plastered ceiling, tiled floor. Opening to the rear lobby area.

Rear Lobby

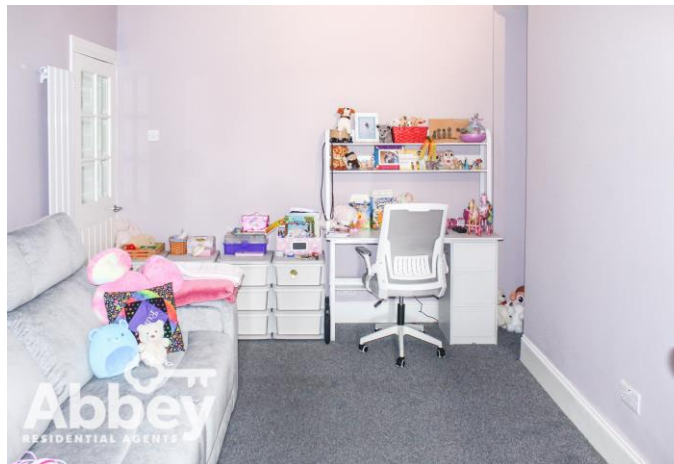
Tiled floor, radiator. Door into the utility room.

Utility Room

6' 8" x 4' 10" (2.03m x 1.47m)
Frosted porthole window to the side aspect, porcelain sink unit with mixer tap, plumbing for a machine and worktop over, heated towel rail, low level toilet, access to the loft.

First Floor Landing

Plain plastered ceiling with spotlights. Access to the loft. Doors off to the bedrooms and the shower room.



Bedroom One

12' 0" x 13' 10" (3.65m x 4.21m)

Two double glazed windows to the front aspect, radiator, fitted cupboard.

Bedroom Two

13' 2" x 9' 0" (4.01m x 2.74m)

Double glazed window to the rear aspect (tilt and turn), radiator, plain plastered ceiling.

Inner Door Landing

Storage cupboard, door to the shower room, door into bedroom three.

Bedroom Three

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

Double glazed window to the rear aspect, radiator, plain plastered ceiling.

Shower Room

8' 2" x 10' 2" (2.49m x 3.10m)

Velux ceiling window, radiator, tiled walls, tiled floor. A suite consists of walk in shower area, vanity unit with storage under, toilet. Chrome towel rail.

Garden

To the front there is a walled garden with a path leading to the front door. To the rear is an enclosed patio garden with rear lane access with a roller shutter door.

Tenure - Freehold

Please ask your solicitor to check the tenure of the home.

Council Tax - B

Energy Performance Certificate

Current - 65 - D Potential 81 - B Total Floor Area 106 square metres, Certificate number - 2148 - 2000 - 6238 - 5718 - 2964 Valid until 23rd August 2028. Full EPC can be located on www.epcregister.com

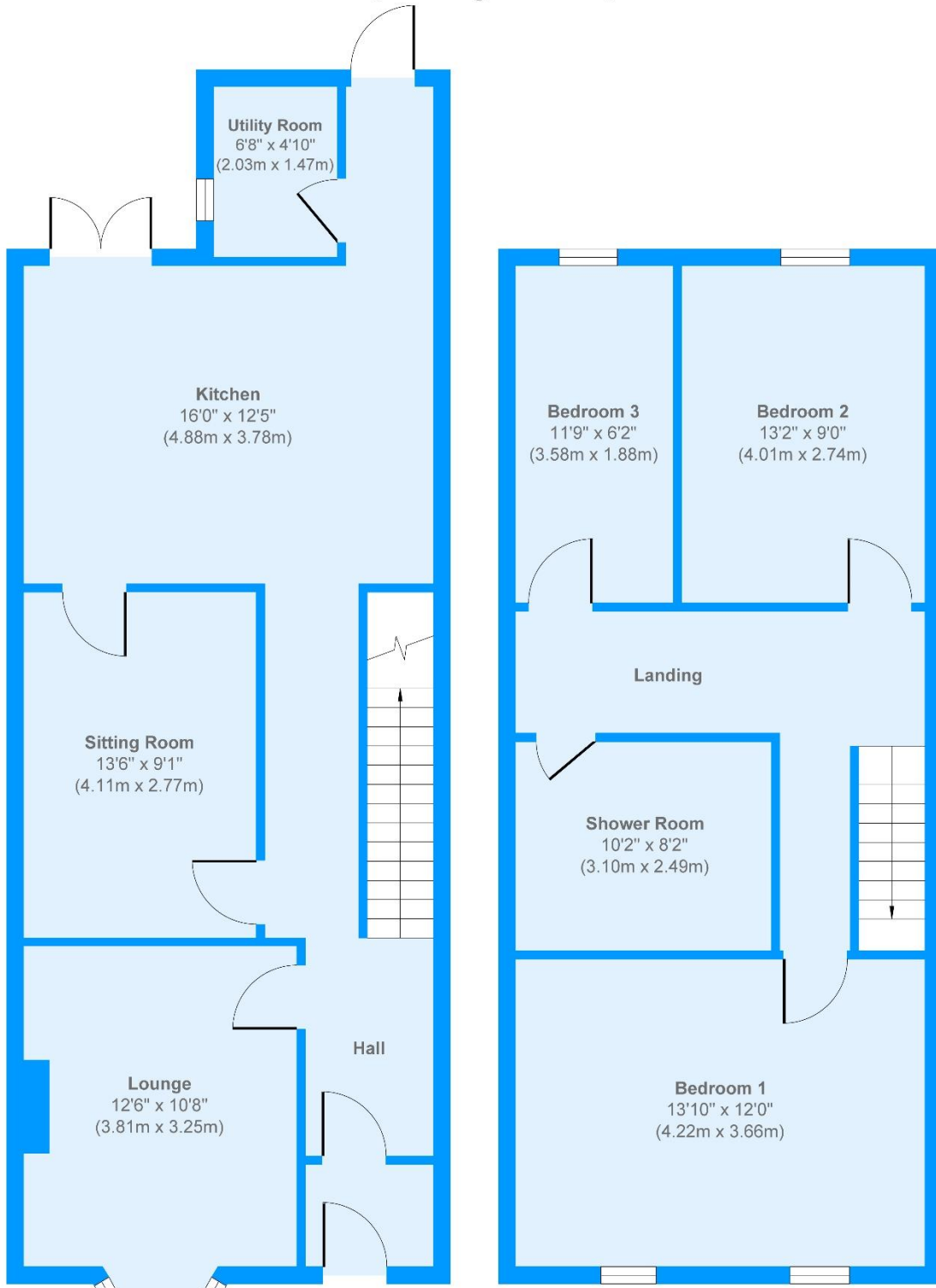
Viewing by appointment with the selling agents.

Please contact us to arranging a viewing of the home.





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