



## Pant Yr Heol, £90,000

- No On-Going Chain
- Investment Opportunity
- Deceptively Spacious
- Sought After Location
- Great Links to Amenities
- EPC Rating: D



 3  1  1



## About the property

Situated on Pant Yr Heol in the popular residential area of Briton Ferry, this three-bedroom mid-terrace home presents an excellent opportunity for buyers seeking a renovation project with great potential and no on-going chain. Conveniently located for commuters with great links to the bus station, main line train station and M4 corridor via the A465! Local schools include Gnoll Primary, Cefn Saeson Community Comprehensive, Dwr Y Felin and Neath College! The accommodation comprises an entrance hallway, with stairs to the landing, through to a spacious lounge which leads through to a fitted kitchen with ample storage and worktop space. There is an additional utility space off the kitchen with a lean to suitable for a dining space. The first floor houses three good sized bedrooms and a generous family bathroom. Requiring renovation throughout, the property offers a blank canvas for those looking to put their own stamp on a home or investors seeking a rewarding project. Outside, the property offers a generous sized garden. Internal viewings are highly recommended to truly appreciate this spacious home!





## Accommodation

### Entrance Hall

### Lounge

9' 8" x 23' 6" Into Recess ( 2.95m x 7.16m Into Recess )

### Kitchen

15' 7" x 9' 3" Min ( 4.75m x 2.82m Min )

### Landing

### Bedroom One

11' 7" x 9' 3" Into Recess ( 3.53m x 2.82m Into Recess )

### Bedroom Two

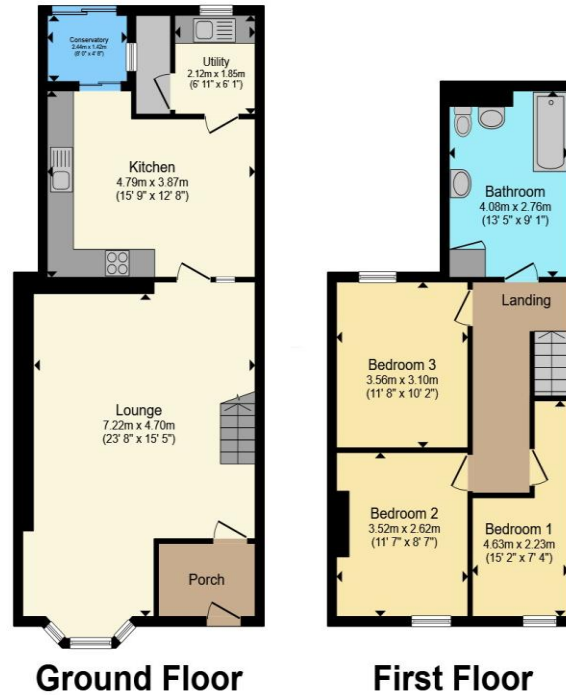
7' 8" Into Recess x 11' 3" ( 2.34m Into Recess x 3.43m )

### Bedroom Three

8' 5" Into Recess x 7' 3" ( 2.57m Into Recess x 2.21m )

### Bathroom

## Floorplan



Total floor area 116.4 m<sup>2</sup> (1,253 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)

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