

**Farm Road
Neath
Neath Port Talbot.**

Price **£99,999**



- Three-storey premises
- Investment and development opportunity
- Potential conversion into two flats (subject to planning permission)
- Convenient Briton Ferry location
- Excellent potential for capital growth and rental yield
- Off road parking
- No chain

General Description

A three-storey property in the heart of Briton Ferry requiring full renovation throughout. Currently arranged as a two-bedroom house, the property offers excellent potential for redevelopment, including the possibility of conversion into two self-contained flats, subject to the necessary planning consents. An ideal opportunity for investors and developers seeking a project with strong value-add potential.



EPC Rating: D60

Farm Road, Neath, Neath Port Talbot.

Property Description

A rare opportunity to acquire a three-storey property requiring full renovation, offering excellent potential for investors and developers.

The accommodation is currently arranged as a two-bedroom house comprising a ground floor entrance level, a first floor with kitchen and living room, and a second floor providing two bedrooms and a family bathroom.

The property offers significant scope for redevelopment and reconfiguration, with potential to create two self-contained flats, subject to the necessary planning permissions and building regulations approvals.

Situated on Farm Road in the popular area of Briton Ferry, the property benefits from convenient access to local amenities, transport links, schools, and nearby town centres.

This is an ideal project for investors seeking a refurbishment opportunity with potential for value enhancement and future rental income.

Hallway (4' 2" x 5' 7") or (1.28m x 1.71m)

Access via UPVC door, window to front, stairs leading to first floor, door leading to inner hallway.

Inner Hallway (19' 6" x 5' 11") or (5.94m x 1.80m)

Frosted window to the side, access to rear garden, under stairs storage cupboard, door leading to garage, door leading to room with plumbing for WC

Garage (19' 1" x 8' 9") or (5.82m x 2.66m)

window to rear, electric, wall mounted consumer unit.

Kitchen (12' 6" x 12' 1") or (3.80m x 3.69m)

Wall and base units with work top over, stainless steel sink unit, plumbing for washing machine, electric oven and hob, window to rear, radiator, wall mounted combi boiler, pantry.

Living Room (12' 5" x 12' 0") or (3.78m x 3.66m)

Window to front, radiator, stairs leading to second floor, laminate flooring.

Bathroom (8' 11" x 6' 0") or (2.72m x 1.84m)

Panelled bath with electric shower over, Frosted privacy glass window to rear, radiator, part tiled walls, WC, hand basin, vinyl flooring.

Bedroom 1 (10' 2" x 12' 1") or (3.10m x 3.68m)

Window to front, radiator, storage cupboard.

Bedroom 2 (11' 0" x 8' 8") or (3.36m x 2.65m)

Window to rear, radiator, wardrobe opening.

External

Driveway, with access to rear garden.

Additional Information

Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Tenure

Not Specified

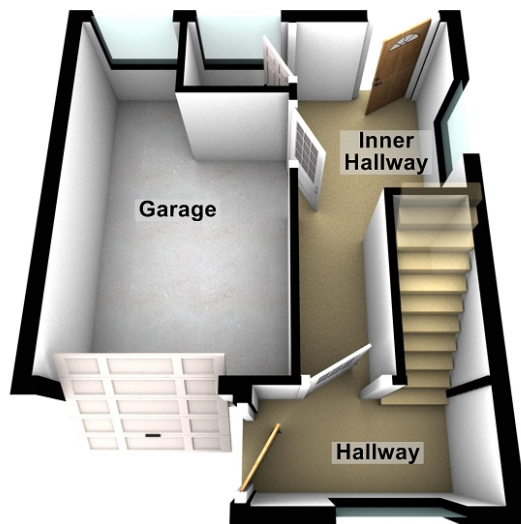
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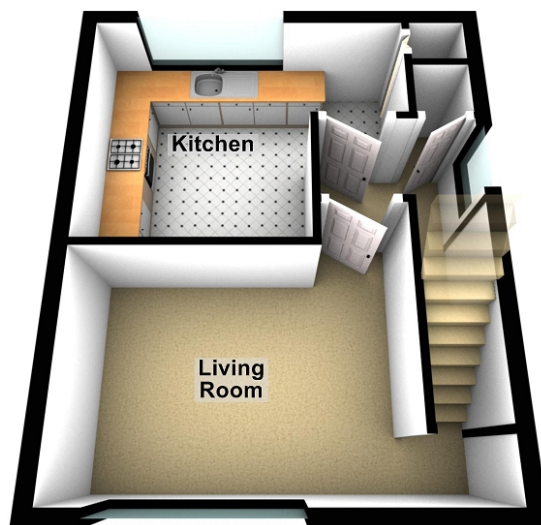


Farm Road, Neath, Neath Port Talbot.

Ground Floor



First Floor



Second Floor



Important notice

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Professional Services

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.

Money Laundering Regulations

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.