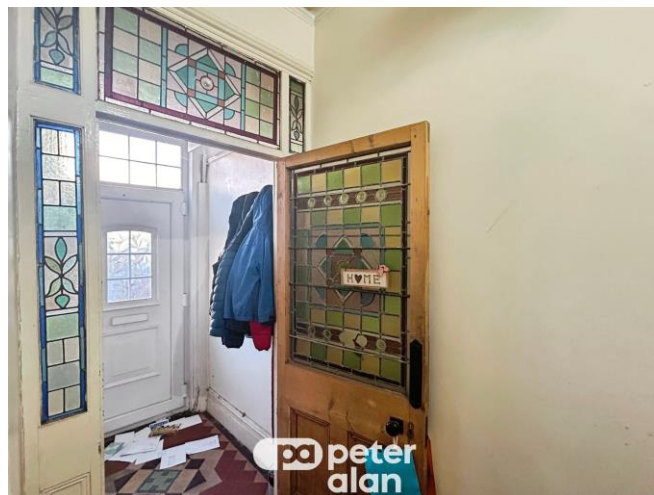




## Cwrt Sart

£80,000

- Traditional Method Of Auction
- Cash Buyers Preferred
- Renovation Opportunity
- Larger Than Average Terraced Home
- EPC Rating: E



 3
  1
  2





## About the property

\*Sold by the traditional method of auction\* Cash buyers preferred! A spacious, character property benefiting from three bedrooms, three reception rooms, traditional features such as a stained glass door and original fireplaces. No on-going chain, situated in Briton Ferry, ideally located to public transport links, shops and schools. Ideal investment opportunity! Internally the property briefly comprises an entrance porch, a hallway, three reception rooms and a kitchen to the ground floor. The first floor features three bedrooms and the family bathroom. With a fore-court to the front and an enclosed rear garden, this property offers ample opportunity for someone looking to renovate. Internal viewings highly recommended.

## Accommodation

**Entrance Porch**

**Hallway**

**Lounge**

**Dining Room**

**Third Reception Room**

**Kitchen**





**Landing**

**Bedroom Three**

**Bedroom One**

**Bathroom**

**Bedroom Two**

**Fore-Court & Rear Garden**

01639 635115  
neath@peteralan.co.uk



## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

