



## Pant Yr Heol, £120,000

- No Ongoing Chain
- Three double bedrooms
- Utility room!
- Rear garage
- Off road parking
- EPC Rating: D



3 1 1



## About the property

Offered for sale with no onward chain! This impressive three-bedroom house is situated on Pant Yr Heol in the popular area of Briton Ferry. The property offers spacious and versatile accommodation ideal for family living. Offering convenient access to local schools including Melyn Primary and Cefn Season Comprehensive! With great links to commuting routes via a mainline train station and bus routes as well as the M4 corridor via the A465!

Internally, the home comprises of an entry hallway, with stairs to the landing, through to two well-proportioned reception rooms, a modern fitted kitchen with ample storage and utility room with a w.c

To the first floor the property further benefits three bedrooms and a modern family bathroom.

To the rear, the home offers paved patio space with a garage offering off road parking.

Early viewing is highly recommended.





## Accommodation

### Reception One

12' 3" x 11' 6" ( 3.73m x 3.51m )

### Reception Two

11' 9" x 9' 8" ( 3.58m x 2.95m )

### Kitchen

12' 3" x 10' 4" ( 3.73m x 3.15m )

### Utility Room

10' 4" x 5' ( 3.15m x 1.52m )

### Lean To

7' 8" x 4' 9" ( 2.34m x 1.45m )

### Bedroom One

16' 3" x 11' 6" ( 4.95m x 3.51m )

### Bedroom Two

12' 4" x 10' 1" ( 3.76m x 3.07m )

### Bedroom Three

13' 3" x 7' 1" ( 4.04m x 2.16m )

01639 635115  
neath@peteralan.co.uk



## 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

