



## Regent Street West, £165,000

- No On Going Chain
- Modernised Throughout
- Three Bedrooms
- Bathroom & En-Suite
- Viewing Highly Recommended
- EPC Rating: E



 3  1  2



## About the property

MODERNISED THROUGHOUT & CHAIN FREE !! An extremely well presented extended semi detached home located in a popular position in Briton Ferry. The property has been fully modernised to a high standard by the current owner and is available with no on going chain. Entrance hall, dining room, living room, spacious ground floor bathroom, contemporary kitchen with french doors to the garden, three bedrooms and an en-suite shower room. The property benefits from spacious frontage with potential to create off road parking. The front garden will be seeded to produce a lawn. Side access leads to the rear garden which has been left as a blank canvas of hard landscape allowing you to create your own garden. Viewing is highly recommended



## Accommodation

### Hallway

Stairs to the first floor. Access

### Dining Room

14' 5" x 12' 9" ( 4.39m x 3.89m )

Window to the front. Fitted carpet. Radiator. Access through to the dining room

### Living Room

17' 5" x 10' 11" ( 5.31m x 3.33m )

Window to the side. Double doors through to the kitchen. Access to the bathroom. Radiator. Store cupboard. Tiled floor.

### Kitchen

10' x 10' 2" ( 3.05m x 3.10m )

Fitted with a range of contemporary wall and base units with complimentary worktops over. Built in oven and hob. Sink and drainer. Spotlights to the ceiling. French doors leading out to the rear garden. Roof light. Continuation of the tile floor from the dining area

### Bathroom

Contemporary suite comprising bath, shower cubicle, vanity stand and wash hand basin along with a Wc. Tiled floor and walls. Window to the rear

### Landing

Access to the three bedrooms

### Bedroom One

12' 11" x 9' 7" ( 3.94m x 2.92m )

Window to the front. Radiator. Fitted carpet. Access to an en-suite shower room

### En-Suite Shower Room

Window to the front. Suite comprising shower and Wc with built in wash hand basin.

### Bedroom Two

11' 5" x 8' 10" ( 3.48m x 2.69m )

Fitted carpet. Radiator. Window to the rear

### Bedroom Three

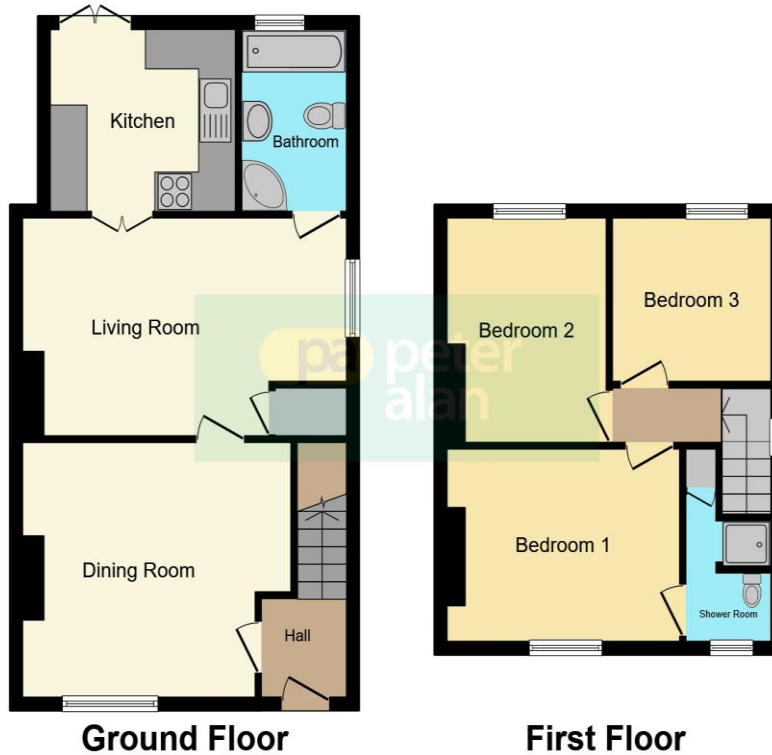
8' 5" x 8' 2" ( 2.57m x 2.49m )

Fitted carpet. Radiator. Window to the rear

### External

The property benefits from spacious frontage with potential to create off road parking. The front garden will be seeded to produce a lawn. Side access leads to the rear garden which has been left as a blank canvas of hard landscape allowing you to create your own garden.

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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