



## Neath Road

£130,000

- Beautifully Refurbished Throughout
- No On Going Chain
- Sizable Front Garden
- Great Access to Amenities
- Two Double Bedrooms
- EPC Rating: C



2 1 1





## About the property

Recently Refurbished to a high standard! A gorgeously presented, perfect first time purchase or home for those looking to down-size, available for sale within Briton Ferry, Neath with no on going chain! With fantastic links to frequently running buses, a local train station and Neath Town Centre with high street stores, bars and restaurants. Conveniently located for commuters with access to the M4 corridor / A465 as well as attendance to Ysgol Tyle'r Ynn and Ysgol Carreg Hir. The home is approached through a gated garden to the front with potential for off street parking (subject to the relevant planning permissions. To the rear is an enclosed & tiered courtyard garden consisting mainly of paved patio and flower beds. Internally, the property comprises of an entrance porch, sizable lounge diner, with stairs to the landing and a beautiful modern fitted kitchen. The first floor houses both double bedrooms, access to the loft space and the family bathroom. Internal viewing are highly recommended to truly appreciate this lovely home.

## Accommodation

### Lounge/Diner

21' 8" x 13' 8" ( 6.60m x 4.17m )

### Kitchen

11' x 8' 4" ( 3.35m x 2.54m )

### Landing

### Bedroom 1

13' 9" x 11' 1" ( 4.19m x 3.38m )

### Bedroom 2

10' 6" x 7' 8" ( 3.20m x 2.34m )

### Bathroom



## Floorplan



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.focalagent.com](http://www.focalagent.com)

## 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