



Pant Yr Heol

£130,000

- Modern Fitted Kitchen & Bathroom
- No On Going Chain
- Ideal First Time Purchase
- Garage
- Forecourt & Rear Garden
- EPC Rating: E



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About the property

The perfect first time purchase or buy-to-let property now available for sale with no on going chain within Briton Ferry, Neath! Boasting excellent links to local amenities including public transport via frequently running buses or a main line train station within the town centre alongside high street stores, bars and restaurants. Convenient for attendance to well renowned local schools. The property is approached through a gated forecourt from the pavement or via a rear garage through to a paved, low maintenance garden. Internally, the property comprises of an entrance hallway, with stairs to the landing, an open plan lounge/dining room, with a door through to a modern fitted kitchen. The first floor houses both double bedrooms and the family bathroom consisting of a bath, shower, w.c and his & hers vanity unit. Internal viewings are highly recommended to truly appreciate the home.

Accommodation

Entrance Hallway

Lounge Area

12' 1" x 11' 5" Plus Recess (3.68m x 3.48m Plus Recess)

Dining Area

12' 8" x 12' 3" (3.86m x 3.73m)

Kitchen

14' 5" x 8' 3" (4.39m x 2.51m)

Landing



Bedroom One

17' 1" Max x 12' 3" (5.21m Max x 3.73m)



Bedroom Two

12' x 9' 8" (3.66m x 2.95m)

Bathroom



Forecourt



Rear Garden

Garage

15' 6" max x 9' 4" max (4.72m max x 2.84m max)

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

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