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herbert r thomas

18 Giant's Grave
Road
Briton Ferry, Neath Port
Talbot, SA11 2LS

hrt.uk.com

18 Giant's Grave Road

Asking price **£80,000**

A three bedroom semi detached family home located in the town of Briton Ferry with convenient access to local amenities, offering an abundance of potential and being sold with no ongoing chain.

Three bedroom semi detached family home

Conveniently located nearby to local amenities such as schools, shops and train station

Two generously sized reception rooms

Offering an abundance of potential

Being sold with no ongoing chain

First floor family bathroom with three piece suite

South facing garden with rear lane access

Two large double bedrooms and one good sized single bedroom

Ideal purchase for a property investor

Viewing is highly recommended



To the front of the property, an iron half height gate leads into the front garden that is laid mostly to lawn. A pathway leads to a UPVC door that follows into the entrance hallway. The entrance hallway gives access to two good sized reception rooms, kitchen and stairway leading to the first floor accommodation.

The front reception room features a timber frame window overlooking the front of the property that allows light to flow into the room. The front reception room also benefits a tiled ornate fireplace surround with alcove space either side. The rear reception room is the larger of the two and features a timber frame window overlooking the rear garden. Again, there is a tiled ornate fireplace which benefits from alcove space each side.

The kitchen is located at the rear of the property and features base and wall mounted units and a stainless steel sink with large timber framed window above that overlooks the garden and allows light to flood into the room. The kitchen benefits from having access to under the stairs storage and also provides access to the garden via a UPVC obscure glazed door.

To the first floor, the landing area gives access to three bedrooms and a family bathroom. There is also an obscure glazed window which welcomes light into the first floor space.

The first and third bedroom are located at the front of the property and both have timber framed windows

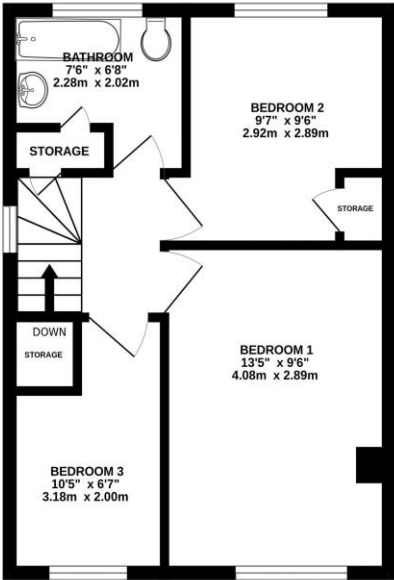
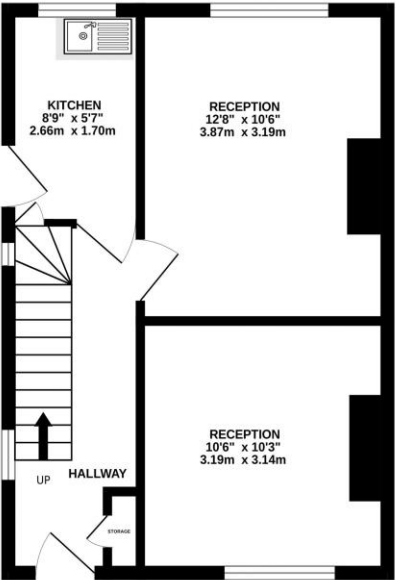
overlooking the front garden. Bedroom one and two are generously sized double rooms with bedroom three being a good sized single room. Bedrooms two and three also offer built in storage. Bedroom two is located at the rear of the property and has a large timber frame window that overlooks the garden area.

The family bathroom benefits from a matching three piece suite that comprises of a panel bath, full pedestal wash hand basin and low level W/C. The family bathroom features built in storage as well as a large obscure glazed window to rear.

The rear garden is laid majority to lawn and benefits from being south facing. There is a garden path that leads down to a half height iron gate that provides access to a rear lane. The garden features a brick built shed with outdoor toilet and the pathway wraps around the property, leading to the front garden.

GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.

1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

SATNAV USERS: SA11 2LS

Tenure

Freehold

Services

Water, Electric, Drainage

Council Tax Band B

EPC Rating F

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)		
18 Gwern Grove Road NEATH SA11 2LS	Energy rating F	Valid until: 30 October 2023 Certificate number: 7767-381-0306-1137-7284
Property type	Semi-detached house	
Total floor area	82 square metres	
Rules on letting this property		
<div><div>!</div><div><p>You may not be able to let this property</p><p>This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can find guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance)</p><p>Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.</p></div></div>		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.