



herbert r thomas

Flat 1 Geraint
Jeremiah Close
, Neath, Neath Port Talbot,
SA11 2JY

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Flat 1 Geraint Jeremiah Close

Asking price **£87,500**

A very well maintained two bedroom ground floor flat, available to purchase with no ongoing chain and located just a short stroll from a wealth of local amenities.

Ground floor flat in a modern purpose built apartment block

New to the market since its construction around 2007

Situated in a modern Redrow development within Briton Ferry

Available to purchase with vacant possession and no ongoing chain

An ideal buy-to-let investment purchase or first time purchase

Offering ideal commuter access for the M4 and A465

Allocated off road parking space

Access to shared outdoor communal gardens

Open plan kitchen/dining/living area

Main bedroom with en-suite shower room





New to the market since construction, this very well maintained two bedroom ground floor flat would make an ideal buy-to-let investment or first purchase for those looking to get onto the property ladder. It is situated within a purpose built block, on a sought after Redrow development within Briton Ferry. The property has recently become vacant and has benefited from newly fitted flooring throughout and a fresh repaint.

Access to the building is via a shared entrance doorway, leading into a bright and welcoming communal hallway. The property's main front door is to the left hand side at the rear. Upon entering, a central hallway gives access to both bedrooms, the open plan kitchen/living space, main bathroom, an airing storage cupboard and a general storage cupboard. There is newly fitted carpet flooring throughout and a UPVC glazed window to the rear.

The main living area is open plan creating a large kitchen/dining/living space. The room features a set of UPVC double patio doors to the front, opening onto a Juliette balcony with a further UPVC window to the side, flooding the space with natural light. There is a continuation of the same fitted carpet flooring as the hallway and a contemporary focal feature electric fire set on one wall. To the rear of the room is a well appointed fitted kitchen, offering a matching range of wooden base and wall mounted units, with a laminated worksurface over. There is a stainless steel sink unit positioned below a UPVC double glazed window to the rear, integrated electric oven and hob, space for washing machine and second white goods and space for a fridge/freezer.

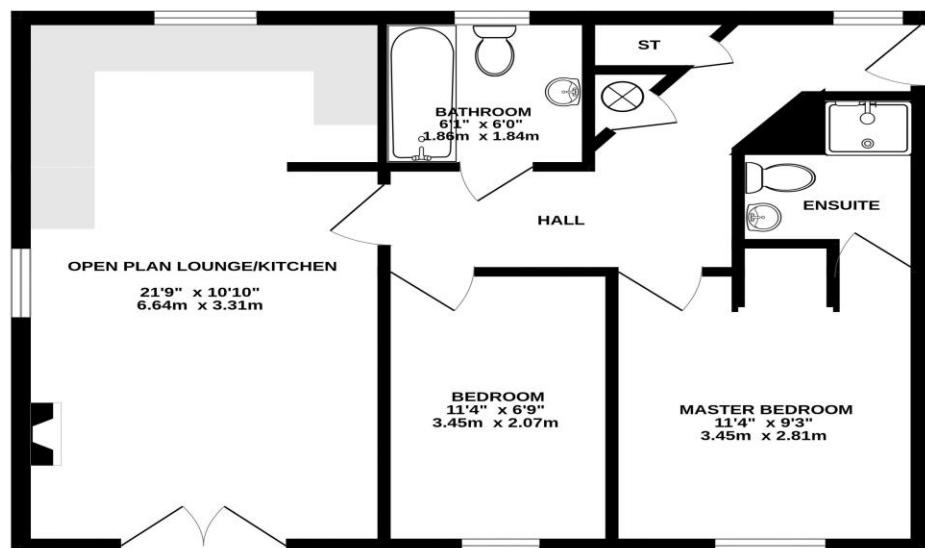
Back off the central hallway, the two good sized bedrooms are located to the front of the property. The master bedroom is a generous sized double bedroom offering

a large open wardrobe recess area and a continuation of the newly fitted carpet. There is a UPVC window to the front and a doorway at the rear of the room providing access to a private en-suite shower room. The en-suite has been fitted with a modern ensuite three piece suite comprising; single shower cubicle with glazed shower screen, pedestal wash hand basin and low level WC.

Bedroom two is a well-proportioned double bedroom benefiting from a UPVC window to the front, newly fitted carpet flooring and has use to the main family bathroom.

The family bathroom has been fitted with a white three piece suite comprising; panel bath, low level WC and a pedestal wash hand basin. There is an obscure glazed window to the rear, tiled splashbacks and vinyl flooring.

GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 578 sq.ft. (53.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 plan is not to scale and has not been tested and no guarantee is given as to their fitness for the purpose of efficiency can be given.





Directions

SATNAV USERS: SA11 2JY

Tenure

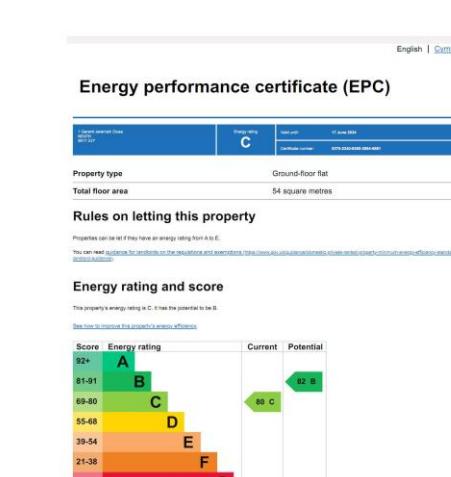
Leasehold

Services

Water, Electric & Drainage Ground Maintenance Charge £137.91 Per Annum Current half year service charge £1,715. 46 in advance
Council Tax Band C
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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Breakdown of property's energy performance



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.

