



Villiers Street, Briton Ferry,  
Neath, Neath Port Talbot, SA11 2DZ.

Offers in the Region Of £54,950



\*\*\*\*\*Exclusive with Abbey Residential Agents\*\*\*\*\*

If you are interested in this home, please contact ourselves verbally.

- \* Abbey Residential Agents are delivering results.
- \* Free Valuation, No Sale No Fee.
- \* Only Pay When We Sell Your Home.
- \* Bespoke Virtual Tour.
- \* Bespoke Floor Plan.
- \* Tailored Packages for all clients.
- \* Locally Owned Family Business.
- \* Town Centre Branch Location.
- \* Covid-19 Safe Estate Agency Practices in Place.

Abbey Residential Agents are proud to offer this two bedroom third floor flat in the popular residential location of Briton Ferry.

This flat is sold as seen and is offered with vacant possession with no onward chain. Close proximity to the road links to the M4 and into Swansea, Baglan and Neath. We recommend early viewing to avoid disappointment.

Entrance into the communal hall with a staircase to the third floor flat into the hall, lounge opening into the kitchen, two bedrooms and a family bathroom.

### Entrance

via communal front door into the hall. Door to the left with a staircase to the top third floor flat.

### Hall

Door into the lounge. Access to the loft.

### Lounge

10' 7" x 16' 0" (3.22m x 4.87m)

Double glazed window to the front aspect, plain plastered ceiling, radiator. Open to the kitchen. Step up with a door entry into bedroom one.

### Kitchen

11' 0" x 10' 6" (3.35m x 3.20m)

Double glazed window to the rear aspect, plain plastered ceiling, vinyl flooring. A range of fitted wall and base units inset stainless steel sink unit, plumbed for a washing machine, cooker point, tiled splash backs, space for a fridge/freezer. Step up to the inner hall. View up the valley from kitchen window.

### Inner Hall

Textured ceiling, cupboard housing boiler. doors off to the bedrooms and the family bathroom.

### Bedroom One

10' 9" x 17' 1" (3.27m x 5.20m)

Two double glazed windows to the front aspect, two radiators, access to the loft. Door into the inner hall.

### Bedroom Two

8' 5" x 10' 1" (2.56m x 3.07m)

Double glazed window to the rear aspect, plain plastered ceiling, radiator.

### Family Bathroom

6' 6" x 8' 2" (1.98m x 2.49m)

Frosted double glazed window to the rear aspect, chrome towel rail. A suite consists of toilet, pedestal wash hand basin, panelled bath, shower over the bath, shower screen.

### Tenure - Leasehold

To be confirmed.



### Energy Performance Certificate

Current - 38 - F

Potential - 66 - D

Total Floor 70 square metres.

Certificate Number 0441-2840-6655-9477-2355

Valid until 29 May 2023

Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

### Viewing by appointment with the selling agents.

Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via the virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the process. Please respect the procedures in place at this time.

### Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty

in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

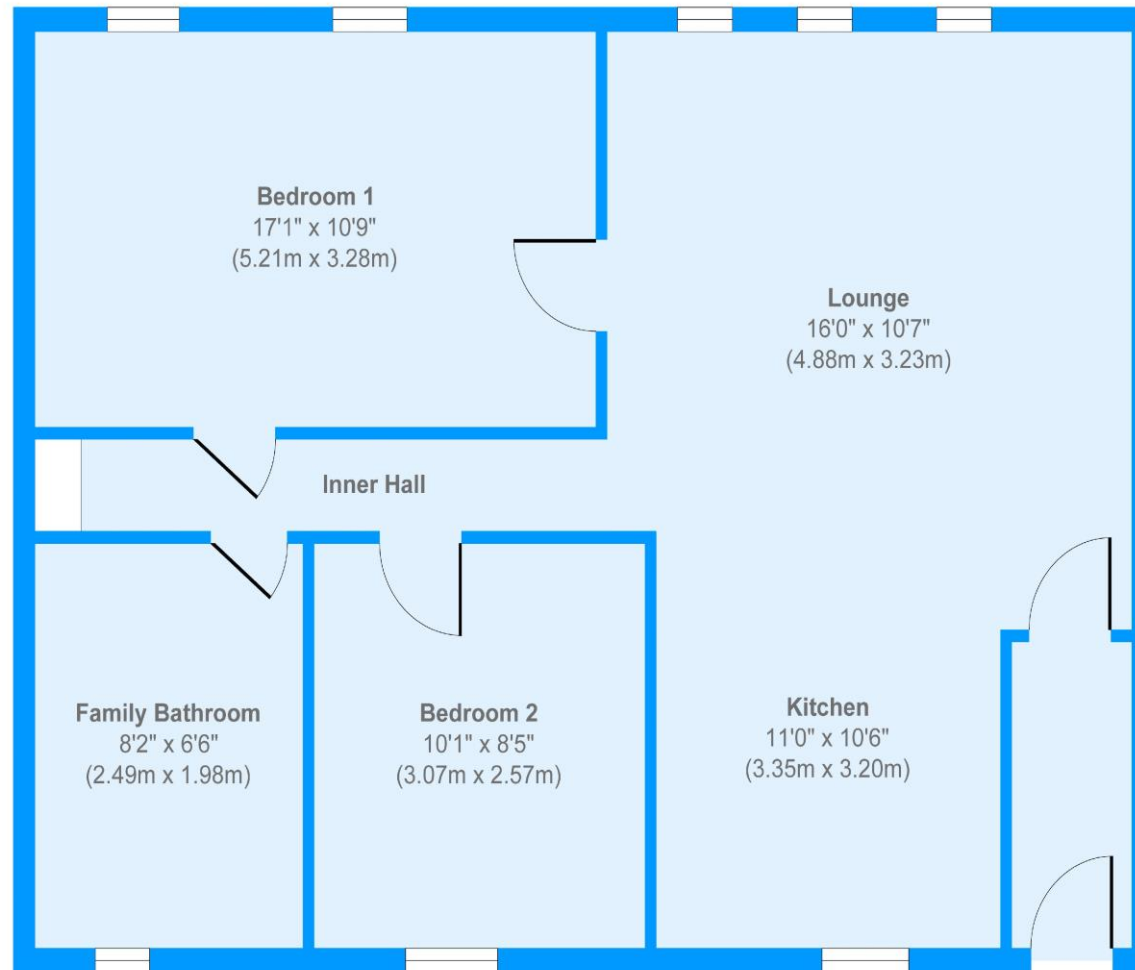








**Villiers Street, Briton Ferry, SA11 2DZ**



**Floor Plan**  
**Approximate Floor Area**  
**832 sq. ft**  
**(77.29 sq. m)**

**Approx. Gross Internal Floor Area 832 sq. ft / 77.29 sq. m**  
Produced by Elements Property

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