



Old Road, Briton Ferry,
Neath Port Talbot, SA11 2ET.

Offers in the Region Of £159,950

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

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

Abbey Residential Agents are proud to offer for sale by private treaty this well proportioned, traditional semi detached family home situated on a level location in a sought after position of Old Road, Briton Ferry. This family home has never been on the market and been in the same family for a number of generations since it was built. This home requires updating which has been reflected in the marketing figure. View to the rear aspect of the countryside. We would strongly recommend early viewing to avoid any disappointment. Walking distance of Jersey Park, Ysgol Carrey Hir and the local Tesco and Jenkins Bakery on Neath Road. Good road links into Neath and towards Swansea. The accommodation consists to the ground floor of an entrance hall, sitting room, lounge, dining room, conservatory and a modern fitted kitchen. To the first floor there are three bedrooms and a shower room. Externally there is a low maintenance garden to the front. To the side of the home there is a shared driveway leading to a garage. To the rear there is a long rear garden in need of attention.

Entrance

Via side pvc door into the hall.

Hall

Papered ceiling with coving, picture rail. Frosted leaded portal window to the side aspect.

Sitting Room

13' 0" into the bay x 10' 0" (3.96m x 3.05m)
Double glazed bay window to the front aspect, radiator, papered ceiling with coving.

Lounge

12' 7" x 11' 4" (3.83m x 3.45m)
Double glazed window to the front aspect, plate rail, papered ceiling with coving, radiator. Focal surround. Serving hatch to the dining room.

Dining Room

7' 6" x 13' 0" (2.28m x 3.96m)
Papered ceiling with coving. Focal surround. Side storage unit. Door to under stairs with toilet. Radiator. Open to the conservatory. Door into the kitchen.

Conservatory

9' 7" x 6' 5" (2.92m x 1.95m)
PVC door into the rear garden. Radiator.

Kitchen

8' 7" x 11' 10" (2.61m x 3.60m)
Double glazed window to the rear aspect. Window to the side into the conservatory. Textured ceiling. Tiled floor. Half frosted pvc door leading into the rear garden. Radiator. A range of fitted wall and base units inset stainless steel sink unit, oven, grill, hob, extractor fan. Tiled to walls.

First Floor Landing

Papered ceiling. Picture rail. Frosted double glazed window to the side aspect. Doors off to all first floor rooms.

Bedroom One

13' 9" x 10' 2" (4.19m x 3.10m)
Double glazed bay window to the front aspect, radiator, picture rail, papered ceiling.



Bedroom Two

10' 4" x 8' 5" to the wardrobes (3.15m x 2.56m)
Double glazed window to the front aspect, radiator.
Papered ceiling with coving. Fitted wardrobes.

Bedroom Three

9' 10" x 5' 7" to the wardrobes (2.99m x 1.70m)
Double glazed window to the rear aspect, access to the loft, mirror fitted wardrobes, radiator.

Shower Room

6' 7" x 7' 0" (2.01m x 2.13m)
Frosted double glazed window to the rear aspect, fully tiled to walls and floor, radiator. A suite consists of toilet, pedestal wash hand basin, walk in shower cubicle. Cupboard housing Ideal boiler.

Garden

To the front there is a walled frontage, shared entrance driveway with up and over door. Patio to the frontage. To the rear there is a detached garage with an up and over door. Decking area. Substantial rear garden with rear lane access. Views to the rear aspect.



Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - C

Energy Performance Certificate

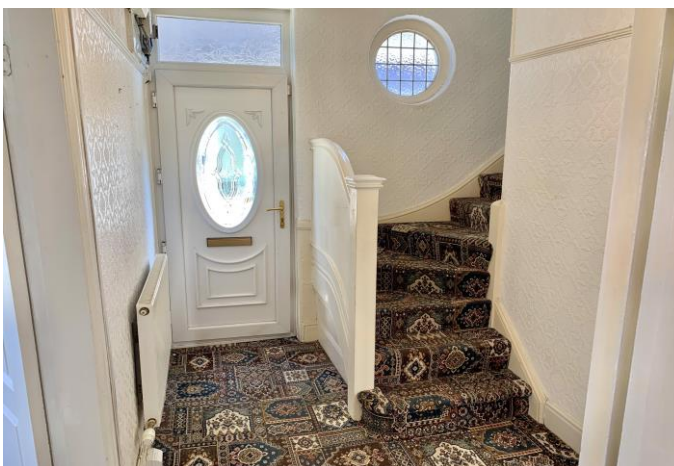
Our assessor is undertaking the EPC.

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.





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