



Shelone Road, Briton Ferry,  
Neath, Neath Port Talbot, SA11 2PT.

Offers in the Region Of £132,500



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

If you are interested in this home, please call us verbally.

Click the link of the virtual tour to view the virtual tour in the comfort of your own home.

Abbey Residential Agents are proud to offer for sale by private treaty this well proportioned three double bedroom semi detached family home set in an elevated position on Shelone Road, Briton Ferry. In our opinion we strongly recommend early viewing of this home.

Vacant Possession with No Onward Chain. Close proximity to the local schools and good road links to the adjoining locations of Neath, Baglan and to the M4.

The accommodation consists to the ground floor of an entrance porch, hall, lounge, kitchen with fitted units. To the half landing there is a separate toilet, family bathroom and bedroom three. To the first floor there is a landing area and a further two double bedrooms. Externally there are front and rear gardens.

### Entrance

via pvc door into the porch.

### Porch

Door into the hall.

### Hall

Staircase to the half landing. Door to the lounge. Door into the kitchen.

### Lounge

11' 11" x 11' 7" (3.63m x 3.53m)

Double glazed window to the front aspect, radiator.

### Kitchen/Breakfast Room

12' 0" x 7' 10" (3.65m x 2.39m)

Double glazed window to the front and rear aspect. Door to the side aspect. A range of fitted wall and base units inset stainless steel sink unit. Inset hob, oven and extractor fan. Space for a washing machine, partial tiled to walls, radiator.

### Half Landing Area

Door into the toilet, bathroom and bedroom three. Further stairs to the first floor landing area.

### Separate Toilet

Frosted double glazed window to the rear aspect, toilet.

### Family Bathroom

5' 4" x 5' 0" (1.62m x 1.52m)

Frosted double glazed window to the rear aspect. A suite consists with panelled bath with shower over, sink, tiled floor.

### Bedroom Three

8' 11" x 8' 7" (2.72m x 2.61m)

Double glazed window to the rear aspect, wall mounted boiler, storage cupboard, radiator.

### First Floor Landing

Door off to the two bedrooms.

### Bedroom One

10' 2" x 11' 7" (3.10m x 3.53m)

Double glazed window to the front aspect, radiator, fitted wardrobes.



## Bedroom Two

12' 1" x 11' 2" (3.68m x 3.40m)

Double glazed window to the front aspect, radiator.

## Garden

To the front there are steps up to the home. To the side of the home there are further steps up to the rear garden.

## Council Tax - B

## Tenure - Freehold

Please check the tenure with your solicitor.

## Energy Performance Certificate

Current - 65 - D Potential 78 - C Total Floor Area 70 square metres, Certificate number - 0095 - 3052 - 4203 - 4685 - 2204 Valid until 30th June 2035 Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

## Viewing by appointment with the selling agents.

Please call us to arrange a viewing of the home.

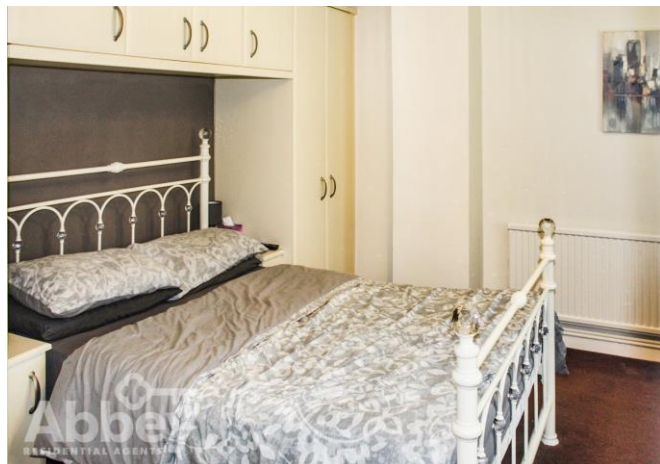
## Disclaimer

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.

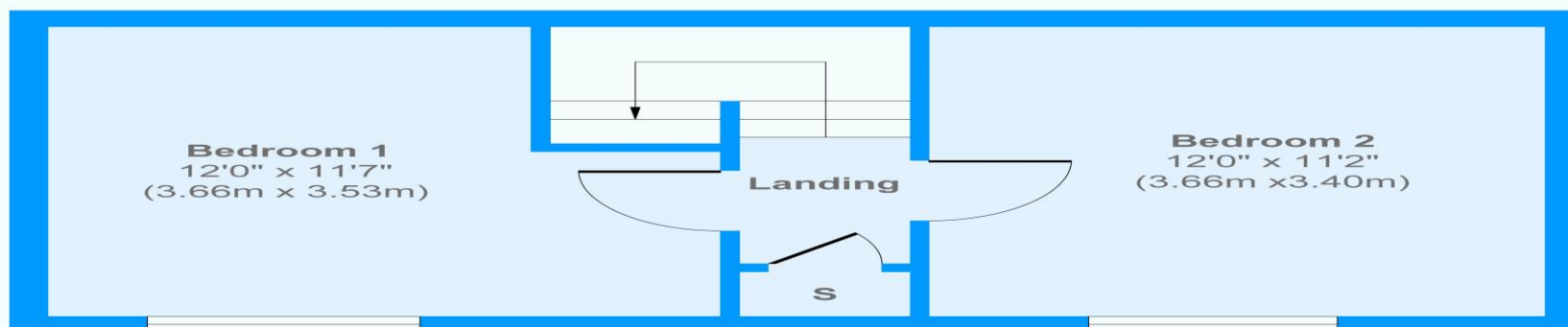








# Shelone Road, Briton Ferry, SA11 2PT



**First Floor**  
**Approximate Floor Area**  
**315 sq. ft**  
**(29.26 sq. m)**



**Ground Floor**  
**Approximate Floor Area**  
**480 sq. ft**  
**(44.59 sq. m)**

**Approx. Gross Internal Floor Area 795 sq. ft / 73.85 sq. m**  
Produced by Elements Property



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