



9, Bethel Street, Briton Ferry,
Neath, Neath Port Talbot, SA11 2HQ.

Offers Over £130,000

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

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

- * Abbey Residential Agents are delivering results.
- * 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 well presented two double bedroom modern self build semi detached home in the popular residential location of Briton Ferry. Close proximity to the local shops and primary schools. A short distance to Ysgol Bae Baglan and Swansea University Bay Campus. Good road links into Neath and the link road to the M4. The property benefits from gas fired heating and is double glazed. In our opinion we strongly recommend internal viewing of this home. To the ground floor there is an entrance porch, kitchen/diner, lounge and a conservatory. To the first floor there is two double bedrooms and a family bathroom. Externally there are front and rear gardens. Driveway to the front for off road parking.

Entrance

Via pvc door into the entrance porch.

Entrance Porch

Vinyl Flooring. Papered ceiling with coving. Door into the kitchen/diner.

Kitchen/Diner

11' 9" x 12' 1" (3.58m x 3.68m)

Double glazed window to the front aspect, papered ceiling with coving, vinyl flooring. A range of fitted wall and base units inset stainless steel sink unit, gas hob, oven, extractor fan, plumbed for a washing machine. Wall mounted boiler. Tiled splash backs. Space for a dining room table with chairs.

Lounge

15' 8" x 12' 1" (4.77m x 3.68m)

Double glazed door into the conservatory. Papered ceiling with coving with coving. Radiator. Open plan staircase to the first floor.

Conservatory

7' 1" x 10' 1" (2.16m x 3.07m)

Fully double glazed. Access into the rear garden.

First Floor Landing

Doors off to the first floor rooms. Papered ceiling with coving. Access to the loft.

Bedroom One

9' 8" x 12' 1" (2.94m x 3.68m)

Two double glazed windows to the front aspect, radiator. Papered ceiling with coving.

Bedroom Two

9' 5" x 9' 8" (2.87m x 2.94m)

Double glazed window to the rear aspect, radiator, fitted wardrobe. Papered ceiling with coving.

Family Bathroom

8' 2" x 5' 5" (2.49m x 1.65m)

Frosted double glazed window to the side aspect. A suite consists of pedestal wash hand basin, toilet, panelled bath, shower over the bath. Tiled splash backs.

Garden

To the front there is a driveway for off road parking. Side access leading into the rear garden. The rear garden is enclosed with a patio area.



Council Tax - B

Tenure - Freehold

Please ask your solicitor to check the tenure.

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.





Energy Efficiency Rating

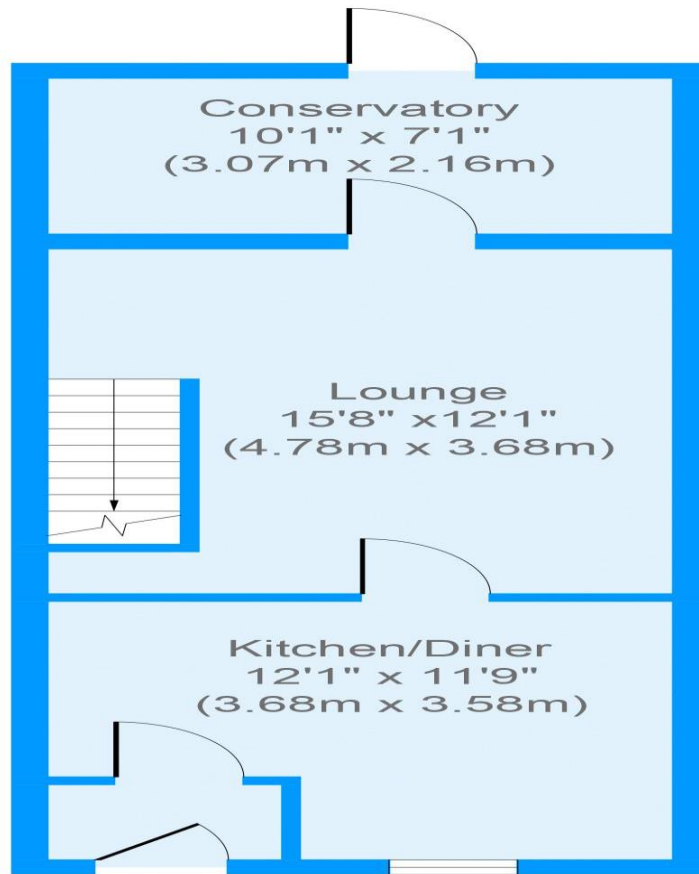
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

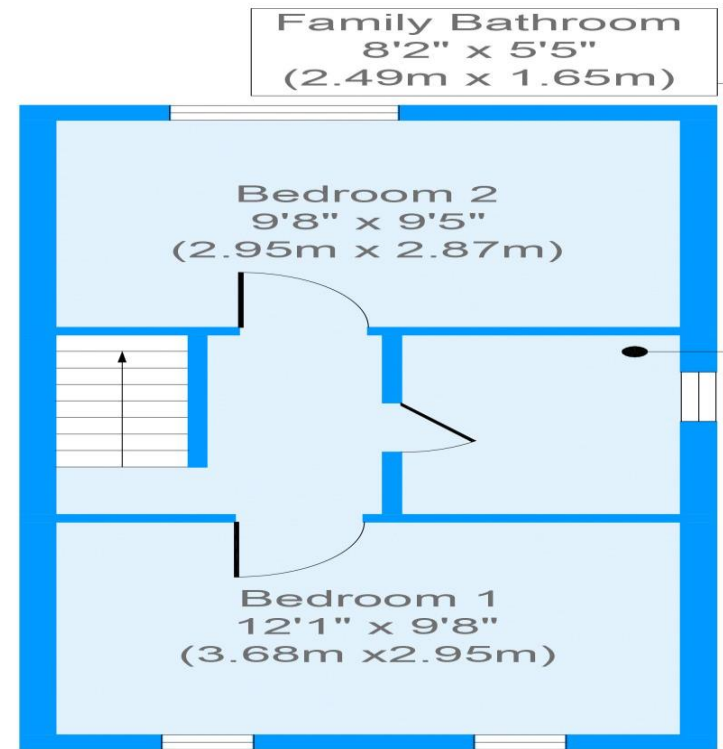
EU Directive
2002/91/EC



9 BETHEL STREET, BRITON FERRY, SA11 2HQ



Ground Floor
Approximate Floor Area
428 sq. ft
(39.76 sq. m)



First Floor
Approximate Floor Area
337 sq. ft
(31.30 sq. m)

