



Neath Road, Briton Ferry,  
Neath, Neath Port Talbot, SA11 2YR.

Auction Guide Price £75,000

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

Being sold via Secure Sale online bidding.  
Terms and conditions apply.  
Starting bid £65,000.

A two-bedroom middle terraced home situated on a level location in Briton Ferry. This home has been updated by the current owners internally. Vacant Possession with No Onward Chain.

The accommodation consists of a lounge/diner, kitchen with fitted units. To the first floor there are two bedrooms and a family bathroom. Externally there are front and rear gardens.



## Entrance

via front door into the lounge.

## Lounge

14' 9" x 12' 1" (4.49m x 3.68m)

Double glazed window to the front aspect, textured ceiling with coving, radiator. Open to the kitchen.

## Kitchen

6' 8" x 12' 6" (2.03m x 3.81m)

Double glazed window to the rear aspect. Half frosted pvc door to the rear aspect. A range of fitted wall and base units inset stainless steel sink unit, plain plastered ceiling, cooker point, tiled splash backs.

## First Floor Landing

Access to the loft. Doors off to the two bedrooms and the family bathroom.

## Bedroom One

9' 10" x 8' 8" (2.99m x 2.64m)

Double glazed window to the front aspect, textured ceiling, radiator, two alcove cupboards.



## Bedroom Two

9' 10" x 6' 3" (2.99m x 1.90m)

Double glazed window to the rear aspect, textured ceiling, radiator.

## Family Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

Frosted double glazed window to the rear aspect, radiator, fully tiled to walls. A suite consists of pedestal wash hand basin, push button toilet, panelled bath, shower over the bath, shower screen.

## Garden

To the front there is wall frontage with a gate leading to the front entrance door with a shingle garden. To the rear the garden is overgrown.

## Tenure - Freehold

Please ask your solicitor to check the tenure.

## Council Tax - A



## **Energy Performance Certificate**

Current - 66 - D Potential - 90 - B Total Floor Area 50 square metres Certificate Number - 9638 - 1929 - 7269 - 5353 - 0964 Valid until 16 November 2027 Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

## **Viewing by appointment with the selling agents.**

Please contact us to arrange an appointment.

## **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.

## **Auctioneers Additional Comments**

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be

viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In



order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





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