



The Earl of Jersey, Neath Road, Briton Ferry
Neath, Neath Port Talbot SA11 2AQ

Offers in the Region Of £69,950

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

If you are interested in this former public house with owners accommodation, please contact ourselves verbally.

Abbey Residential Agents are proud to offer for sale by private treaty this former public house with owners accommodation known as The Earl of Jersey. The ground floor of the property briefly comprises a bar area, lounge, kitchen, male WC, female WC. The lower ground floor is comprised of five rooms and can be accessed internally or via the side entrance on Hill Street. The first floor of the property has been previously used as owners accommodation and consists of four rooms, a kitchen and bathroom. Subject to necessary consents the property may be suitable for development. The road is a mixed use with a number of residential dwellings as well as commercial developments. The property benefits from being within close proximity to transport links. Briton Ferry train station is approximately a 10 minute and junction 42 of the M4 is approximately a 2 minute drive, providing links to Neath, Swansea, Cardiff and Port Talbot.

Former Kitchen

Area Sq Ft = 210.97 Area Sq M = 19.6

Room One

401.60 Area Sq Ft 37.31 Area Sq M

Male WC

Female WC

Bar/Lounge Area

831.84 Area Sq Ft 77.28 Area Sq M

First Floor

Bathroom

43.06 Area Sq M 4.0 Area Sq M

Kitchen

63.40 Area Sq Ft 5.89 Area Sq M

Room One

116.25 Area Sq Ft 10.8 Area Sq M

Room Two

120.77 Area Sq Ft 11.22 Area Sq M

Room Three

210.11 Area Sq Ft 19.52 Area Sq M

Room Four

103.01 Area Sq Ft 9.57 Area Sq M

Lower Ground Floor

Room One

171.68 Area Sq Ft 15.95 Area Sq M

Room Two

99.57 Area Sq Ft 9.25 Area Sq M

Room Three

269.96 Area Sq Ft 25.08 Area Sq M

Room Four

207.42 Area Sq Ft 19.27 Area Sq M

Room Five

Unable to access.



Tenure - Freehold

Please ask your solicitor to check the tenure of the property.

Council Tax

Energy Performance Certificate

The EPC is lodged.

Viewing by appointment with the selling agents.

Please contact ourselves to arrange a viewing of these premises.

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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