



Ynysmaerdy Road, Briton Ferry,
Neath, Neath Port Talbot, SA11 2TE.

Offers in the Region Of £142,500

****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 three bedroom middle terraced, four reception stone fronted middle terraced family home in a sought after position within Briton Ferry.

The home benefits from gas fired heating and is double glazed with vacant possession with no onward chain. Early viewing is highly recommended.

Close proximity to Jersey Park, Briton Ferry Cricket Club, Briton Ferry Llansawel FC, Jenkins Bakery, Tesco Metro, JK's Restaurant and Function Room. Good road access into Neath and to the M4. Rail link is situated close by.

The accommodation consists to the ground floor of an entrance vestibule, hall, lounge, sitting room, sun room, dining room and a modern fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Externally there is enclosed low maintenance rear garden.

Entrance

via pvc door into the vestibule.

Vestibule

Laminated flooring, door into the hall.

Hall

Dado rail, laminated flooring, radiator. Door into the lounge. Door into the sitting room.

Lounge

9' 6" x 11' 6" (2.89m x 3.50m)

Double glazed window to the front aspect, radiator, papered ceiling with coving.

Sitting Room

12' 2" x 12' 11" (3.71m x 3.93m)

Textured ceiling with coving, laminated flooring, picture rail, focal fireplace surround, radiator. Feature frosted pane to the staircase. Folding door to the under stairs cupboard. Double doors into the sun room.

Sun Room

8' 2" x 7' 2" (2.49m x 2.18m)

Double glazed sliding door leading in the rear garden. Laminated flooring. Open to the dining room.

Dining Room

10' 1" x 8' 4" (3.07m x 2.54m)

Textured ceiling with coving, radiator, laminated flooring. Door into the kitchen..

Kitchen

12' 4" x 8' 4" (3.76m x 2.54m)

Double glazed window to the rear aspect. Half frosted pvc door to the side aspect, radiator. Vinyl flooring. Wall mounted potterton boiler. A range of wall and base units inset sink unit, cooker point, extractor fan. Space for a washing machine, integrated fridge/freezer, tiled splash backs, textured ceiling.

First Floor Landing

Textured ceiling. Access to the loft. Storage cupboard. Doors off to the bedrooms and the family bathroom.



Bedroom One

10' 5" x 9' 5" (3.17m x 2.87m)

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

Bedroom Two

9' 9" x 8' 1" (2.97m x 2.46m)

Double glazed window to the front aspect, plain plastered ceiling, radiator.

Bedroom Three

7' 0" x 6' 8" (2.13m x 2.03m)

Double glazed window to the front aspect, radiator, plain plastered ceiling.

Family Bathroom

10' 1" x 8' 2" (3.07m x 2.49m)

Frosted double glazed window to the rear aspect, plain plastered ceiling with coving, towel rail, vinyl flooring, partial tiled to walls. A three piece suite inset sink unit, toilet, p shaped bath with shower screen, attached shower head.



Garden

Externally to the front is fronting the pavement. To the rear there is a patio area, enclosed low maintenance garden. Gate to the rear lane access.

Tenure - Freehold

Please check the tenure with your solicitor.

Energy Performance Certificate

Current - 42 - E Potential - 76 - C Total Floor Area 99 square metres Certificate Number - 0646 - 2834 - 6716 - 9495 - 2435 Valid until 5th October 2025 Full EPC can be located on www.epcregister.com

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.

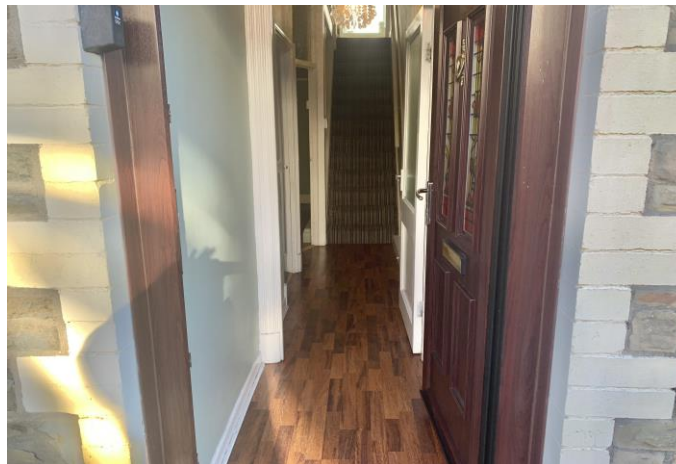


Disclaimer

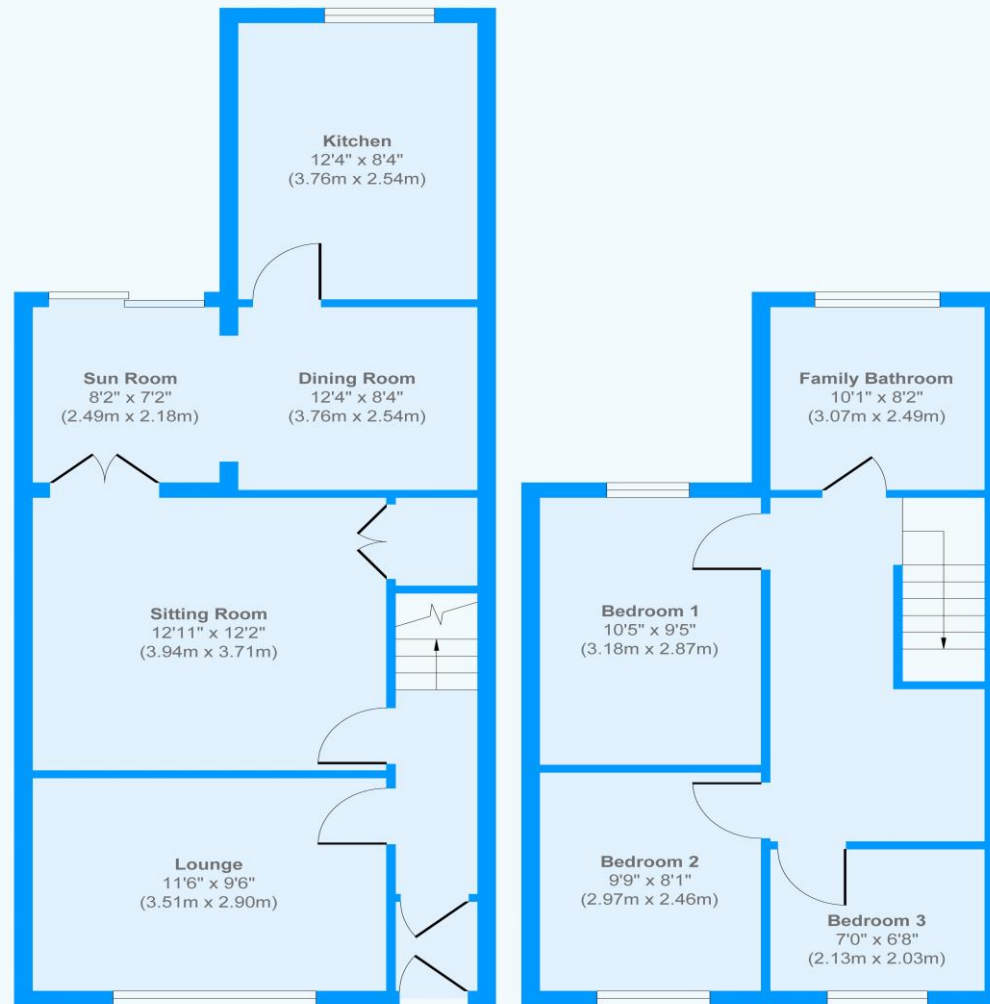
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons 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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Ground Floor
Approximate Floor Area
542 sq. ft
(50.35 sq. m)

First Floor
Approximate Floor Area
396 sq. ft
(36.78 sq. m)



Approx. Gross Internal Floor Area 938 sq. ft / 87.13 sq. m
Produced by Elements Property

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