



Wood View, Shelone Road, Briton Ferry,  
Neath Port Talbot, SA11 2PS.

Asking Price : £140,000



\*\*\*\*\*New and Exclusive with Abbey Residential Agents\*\*\*\*\* If you are interested in this home, please contact ourselves verbally. \* Abbey Residential Agents are delivering results since 2015. \* Free Valuation, No Sale No Fee. \* Only Pay When We Sell Your Home. \* Bespoke Floor Plan. \* Bespoke Virtual Tour. \* Tailored Packages for all clients. \* Locally Owned Family Business. \* Town Centre Branch Location. Abbey Residential Agents are proud to offer for sale by private treaty this well presented three bedroom stone fronted middle terraced home in the popular residential location of Briton Ferry. Close proximity to the local shops on Neath Road, Briton Ferry. Walking distance to Puddlers Arms on Shelone Road, Briton Ferry. A short car journey to the A48 Briton Ferry Bridge which will take you towards Swansea, Port Talbot and the West. This home has been carefully updated over their time living in their home over the last nine years. A light and bright airy home with a neutral colour scheme throughout. We would recommend internal viewing of this home to avoid any disappointment. Vacant Possession with No Onward Chain. Vendor comments = The things we love about our home. The space we have for hosting, we've had many gatherings in our house from our moving in party, annual halloween party and hosted a few Christmas dinners with our families. We spend most of the summer out the garden, with our double doors open for kids to go fetch their favourite toys. The outdoor toilet comes in very

### **Entrance**

Via pvc door into the hall.

### **Hall**

Hardwood flooring, plain plastering ceiling. Staircase to the first floor.

### **Lounge**

21' 8" x 16' 8" (6.60m x 5.08m)

Double glazed window to the front and rear aspect, two radiators, plain plastered ceiling, under stairs cupboard.

### **Kitchen**

22' 7" x 8' 9" (6.88m x 2.66m)

Double glazed window to the rear aspect. Pvc door to the side aspect. A range of fitted wall and base units with wood worktops. Range cooker with extractor fan above. Space for a washing machine and fridge/freezer, sink and draining board. Breakfast bar. Space for a dining room table and chairs. Tiled floor. Radiator.

### **First Floor Landing**

Access to the loft. Doors off to bedroom one, bedroom two, dressing room and the family bathroom.

### **Bedroom One**

12' 0" x 10' 2" (3.65m x 3.10m)

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

### **Bedroom Two**

10' 4" x 7' 1" (3.15m x 2.16m)

This room is currently used as a bedroom. Double glazed window to the front aspect with a door leading into bedroom three.

### **Bedroom Three**

10' 10" x 7' 4" (3.30m x 2.23m)

Double glazed window to the rear aspect, plain plastered ceiling.

### **Dressing Room**

8' 5" x 4' 5" (2.56m x 1.35m)

Double glazed window to the rear aspect, radiator, plain plastered ceiling, mirror fitted wardrobe.



### **First Floor Family Bathroom**

11' 0" x 4' 8" (3.35m x 1.42m)

Frosted double glazed window to the side aspect. A suite consisting of pedestal wash hand basin, toilet, panelled bath with over the bath, shower screen, chrome towel rail, cupboard housing worcester boiler, fully tiled to walls. Laminated flooring.

### **Garden**

To the front there is forecourt frontage with an entrance gate and a path to the front door. To the rear there is door leading to the outside toilet, outside water supply, patio area and an area laid to lawn with access to the rear lane.

### **Tenure - Freehold**

Please check the tenure with your solicitor.

### **Council Tax - B**

### **Energy Performance Certificate**

Current - 62 - D Potential - 79 - C Total Floor 99 square metres. Certificate Number 1437-4321-3300-00510-0226 Valid until 19 September 2033 Full EPC can be located on [www.epcregister.com](http://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.

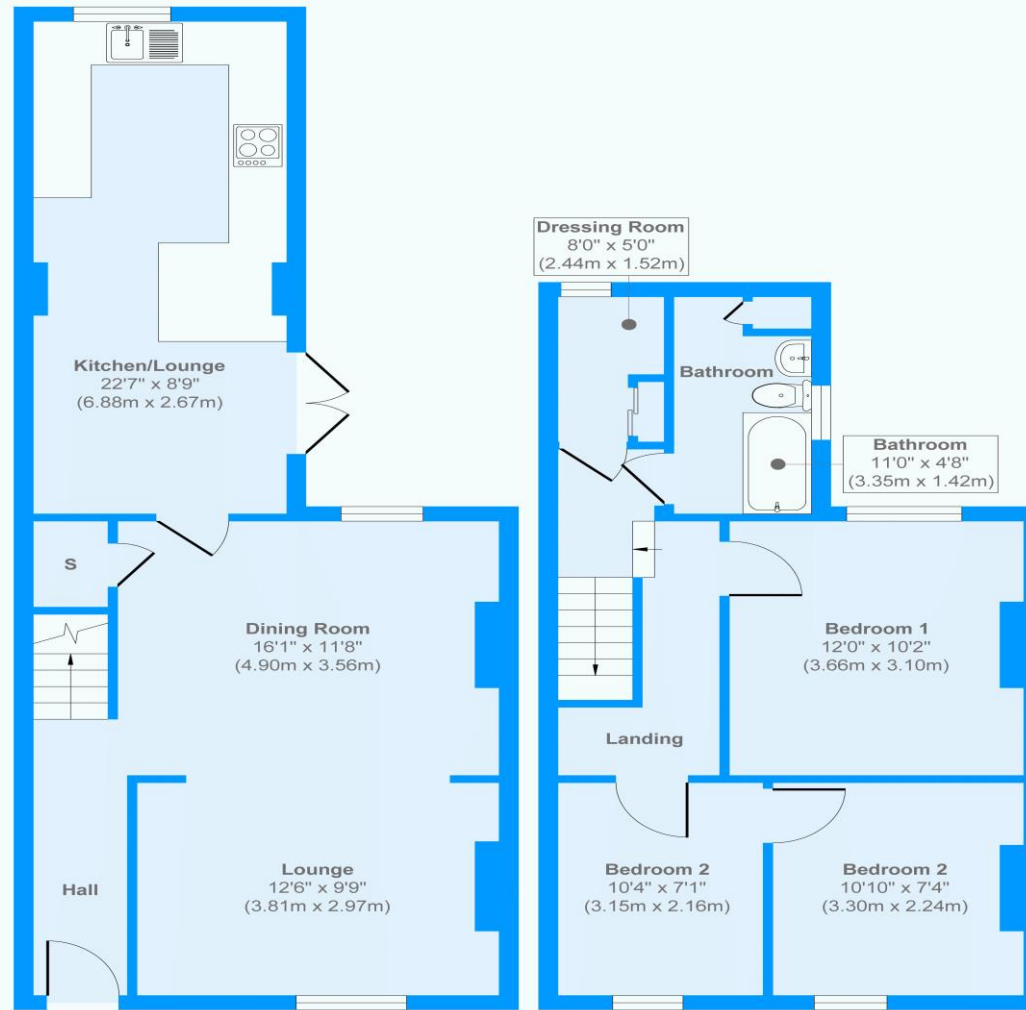








Shelone Road, Briton Ferry, SA11 2PS



**Ground Floor**  
Approximate Floor Area  
550 sq. ft  
(51.09 sq. m)

**First Floor**  
Approximate Floor Area  
439 sq. ft  
(40.78 sq. m)

**Approx. Gross Internal Floor Area 989 sq. ft / 91.87 sq. m**

Produced by Elements Property



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