

Pant Yr Heol,

£90,000

- No On Going Chain
- Investment Opportunity
- Deceptively Spacious
- Sought After Location
- Great Links To Amenities
- EPC Rating: D
- Council Tax Band : B



3 1 1

peter alan

01639 635115

neath@peteralan.co.uk



About the property

Situated on Pant Yr Heol in the popular residential area of Briton Ferry, this three-bedroom mid-terrace home presents an excellent opportunity for buyers seeking a renovation project with great potential and no on-going chain. Conveniently located for commuters with great links to the bus station, main line train station and M4 corridor via the A465! Local schools include Gnoll Primary, Cefn Saeson Community Comprehensive, Dwr Y Felin and Neath College!

The accommodation compromises an entrance hallway, with stairs to the landing, through to a spacious lounge which leads through to a fitted kitchen with ample storage and worktop space. There is an additional utility space off the kitchen with a lean to suitable for a dining space. The first floor houses three good sized bedrooms and a generous family bathroom.

Requiring renovation throughout, the property offers a blank canvas for those looking to put their own stamp on a home or investors seeking a rewarding project. Outside, the property offers a generous sized garden.

Internal viewings are highly recommended to truly appreciate this spacious home!

Accommodation

Entrance Hall

Lounge

9' 8" x 23' 6" Into Recess (2.95m x 7.16m Into Recess)

Kitchen

15' 7" x 9' 3" Min (4.75m x 2.82m Min)

Landing

Bedroom One

11' 7" x 9' 3" Into Recess (3.53m x 2.82m Into Recess)

ntern









Bedroom Two

7' 8" Into Recess x 11' 3" (2.34m Into Recess x 3.43m)

Bedroom Three

8' 5" Into Recess x 7' 3" (2.57m Into Recess x 2.21m)

Bathroom

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01639 635115
neath@peteralan.co.uk

Floorplan



Total floor area 116.4 m² (1,253 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.