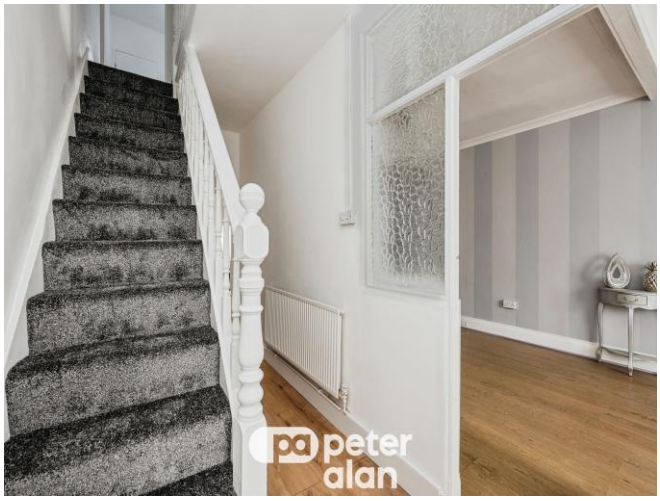


Cuthbertson Street,

offers over £140,000

- No ongoing chain!
- Modern fitted bathroom & kitchen 2026
- Sizeable low maintenance rear garden
- Three double bedrooms
- EPC Rating: Awaited
- Council Tax Band : B



3 1 2

peter alan

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About the property

For sale with no ongoing chain, this recently renovated property in Cuthbertson Street in Briton Ferry is a perfect purchase for first-time buyers, homemovers or investors alike! Providing excellent access to local amenities including Melyn Primary, Dwr Y Felin Comprehensive and Neath College as well as frequently running buses and a main line train station within the Town Centre alongside high street stores, bars and restaurants. Fantastic for commuters with great links to the M4 corridor and A465!

The property is entered via an entrance hallway, with stairs rising to the first floor and access into the spacious front lounge, providing a comfortable space for relaxation and everyday living. Continuing through the hallway, the dining room offers an ideal setting for family meals and entertaining guests, leading seamlessly into the contemporary kitchen, fitted in 2026 and designed with both style and practicality in mind. Beyond the kitchen is the modern family bathroom, also fitted in 2026, while a door provides access to the rear garden.

To the first floor, the property benefits from three well-proportioned double bedrooms, offering flexible accommodation for growing families, guests, or those working from home.

Externally, the rear garden is a particular feature of the property, offering a generous and low-maintenance outdoor space with the added benefit of side access, making it ideal for families, entertaining, or simply enjoying the outdoors.

Accommodation

Entrance Hallway

Living Room

Dining Room

Kitchen

Family Bathroom

Bedroom One

ntern









Bedroom Two

Bedroom Three

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.

Agent's Disclosure

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

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Floorplan



Total floor area 110.8 m² (1,192 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

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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.

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