



Old Road, £190,000

- Double Garage!
- Excellent Opportunity!
- No Ongoing Chain
- Spacious Home
- EPC Rating: D
- Council Tax Band : C



 3  2  1



About the property

Situated on Old Road, Briton Ferry, this well-presented three bedroom semi-detached home is offered for sale with no ongoing chain, making it an ideal opportunity for first-time buyers, families, or those looking to move quickly. Boasting convenient links to commuting routes like the M4 corridor & A465, frequently running buses and a main line train station alongside well renowned local schools including Ysgol Tyle'r Ynn and Ysgol Carreg Hir.

The property is approached via a low-maintenance front garden which leads to the front entrance. Upon entering, a welcoming hallway provides access to the first floor and leads through to a spacious lounge. To the rear of the property is a generous kitchen/dining room, providing ample space for storage and everyday living, with direct access to the rear garden. The ground floor accommodation is further enhanced by a convenient shower room.

To the first floor, the property offers three well-proportioned bedrooms, with the two largest benefiting from fitted wardrobes for additional storage. A family bathroom completes the first-floor accommodation.

Externally, the rear garden enjoys a combination of patio and lawned areas, creating an ideal space for outdoor dining and family enjoyment. A shared drive with the neighbouring property leads to a detached double garage with electricity, alongside additional off-road parking.

Accommodation

Entrance Hallway

Lounge

Kitchen/Diner

Shower Room

Bedroom One

Bedroom Two



Family Bathroom

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.

Floorplan



Total floor area 99.1 m² (1,067 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 fittings 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.