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alan

Geraint Jeremiah

£85,000

- No On Going Chain
- Well Presented & Lovingly Maintained
- Ideal First Time Purchase
- Excellent links to Local Amenities
- Jaw Dropping Views
- EPC Rating: C
- Council Tax Band : C



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About the property

The perfect first time purchase, down-size or buy to let investment, now available for sale with no on going chain within the heart of Briton Ferry, Neath! Nestled into a desirable, modern, residential development known as the Penrhiwtyn estate.

Offering fantastic links to local amenities from frequently running buses, well renowned schools and commuting routes to the Town Centre with high street stores and a main line train station!

The home is approached through the car park, providing an allocated parking space and steps to the communal entryway. The flat resides on the second floor, offering gorgeous views over the houses in front and of parts of the Neath Valley! Internally, the property comprises of an entrance hallway, with two store cupboards and doors through to the fitted kitchen / living space, the family bathroom and two double bedrooms where the master features an en-suite shower room.

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

Accommodation

Communal Entryway

Entrance Hall

Kitchen/Living Room

22' 1" x 11' 2" (6.73m x 3.40m)

Bedroom One

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

En Suite



Bedroom Two

11' 7" x 7' 2" (3.53m x 2.18m)

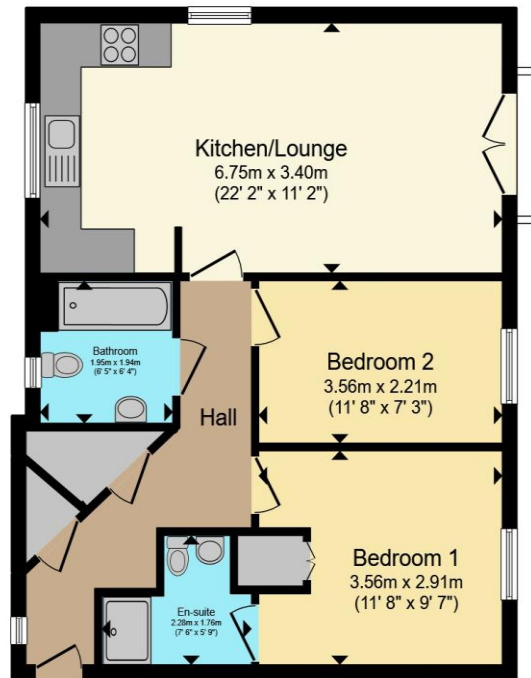
Bathroom

Allocated Parking Space

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 59.5 m² (640 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.