



## Old Road, offers in the region of £200,000

- 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

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## Floorplan



Total floor area 99.1 m<sup>2</sup> (1,067 sq.ft.) approx

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