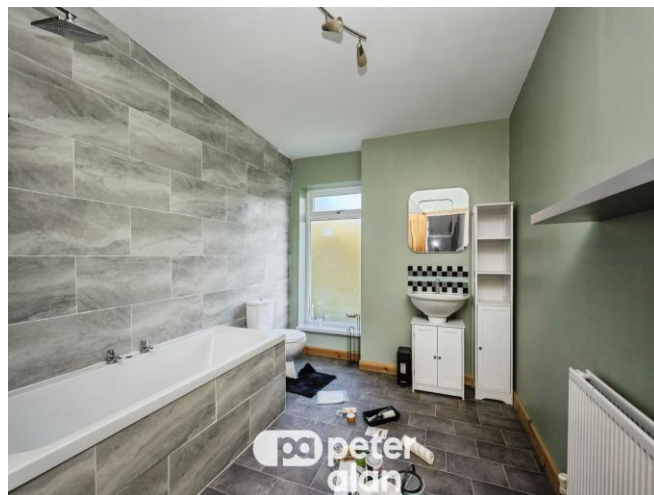




Farm Road, offers in the region of £100,000

- No ongoing chain
- Mostly refurbished
- Two double bedrooms
- Modern fitted bathroom
- EPC Rating: D
- Council Tax Band : B



 2  1  1



About the property

A lovely family home! The perfect first time purchase! An ideal buy-to-let investment! Available for sale with no on going chain within Briton Ferry, Neath! 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!

Internally, the property comprises of an entrance porch and hallway, with stairs to the landing and a door through to the open plan living space, split into a lounge area, dining area, fitted kitchen and lean-to rear porch. This leads out to an enclosed rear garden with access onto a lane. The first floor houses access to the loft space, a modern fitted family bathroom and two double bedrooms!

Accommodation

Entrance Porch & Hallway

Lounge Area

Dining Room

Kitchen

Landing

Bedroom One

Bedroom Two

Bathroom



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Agent 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.

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Floorplan



Total floor area 87.4 m² (941 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.

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