

## 26 Hoo Street

Briton Ferry, Neath, SA11 2PA

Situated on a level location close to local primary school, train station, some amenities and within easy reach of the M4 motorway and Neath Town Centre, a two bedroom mid terrace house which benefits from gas central heating, double glazed throughout and accommodation over 2 floors to include hallway, sitting room, lounge, kitchen/breakfast room to the ground floor with two double bedrooms and bathroom to the first floor. Externally there is level garden with rear access partly paved with artificial grass leading to shed, outbuilding with w.c. Viewing comes recommended and is an ideal first time purchase or investment buy.

**Asking Price £94,950**

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- EPC RATING TBC
- LOUNGE
- UPSTAIRS BATHROOM
- IDEAL FIRST TIME BUYER
- MID TERRACED HOUSE
- SITTING ROOM
- ENCLOSED REAR GARDEN
- TWO DOUBLE BEDROOMS
- KITCHEN/BREAKFAST AREA
- LEVEL LOCATION

### Hallway

14'4" x 3'1" (4.39 x 0.94)

### Sitting Room

10'2" x 10'10" (3.12 x 3.32)

### Lounge

11'4" x 11'1" (3.47 x 3.39)

### Kitchen/Breakfast Room

10'1" x 8'4" (3.09 x 2.55)

### Breakfast Area

11'8" x 5'5" (3.56 x 1.67)

### First Floor

### Landing Area

12'9" x 5'7" (3.91 x 1.71)

### Bedroom One

10'2" x 14'2" (3.10 x 4.34)

### Bedroom Two

11'6" x 8'4" (3.52 x 2.56)

### Bathroom

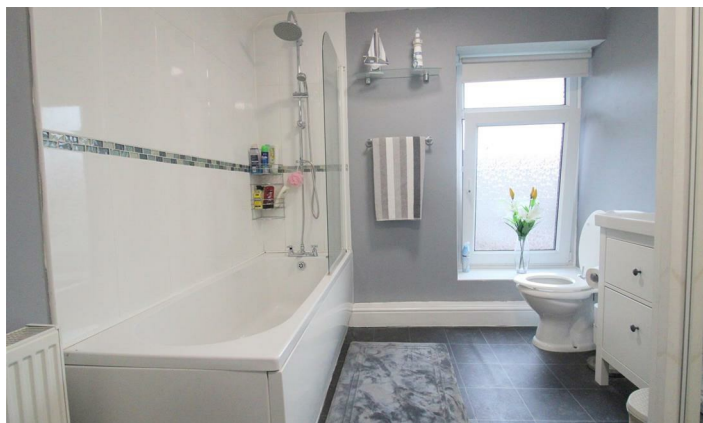
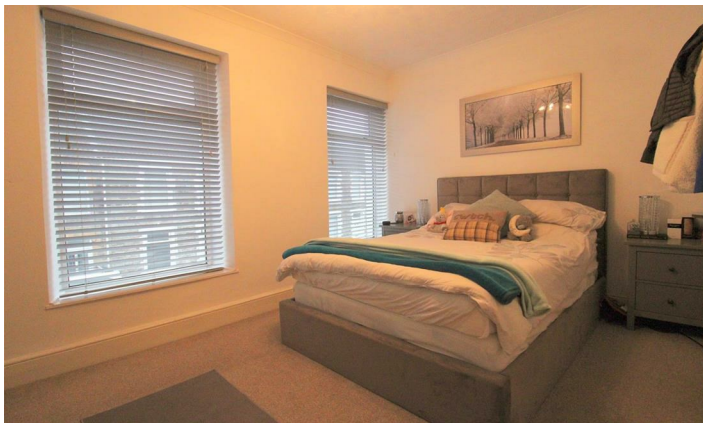
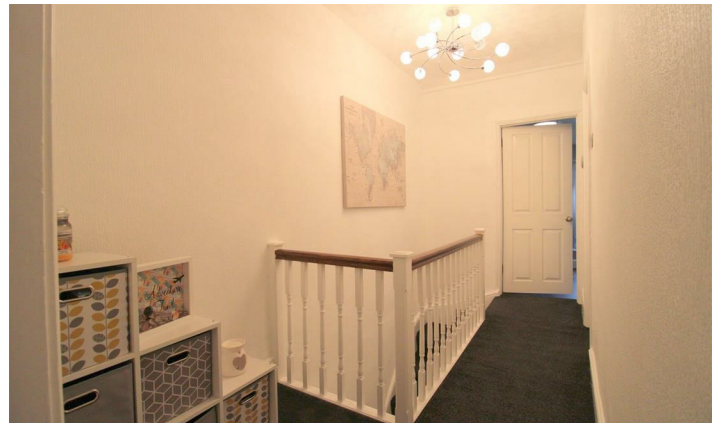
10'5" x 8'3" (3.19 x 2.53)

### Rear Garden



### Directions





Floor Plan

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