



## 11 Ormond Street, Neath, SA11 2TG

**£159,950**

Located in the popular village of Briton Ferry, this traditional three-bedroom terraced property presents an excellent opportunity for buyers seeking a comfortable and conveniently located home. Offered with immediate vacant possession, the property is ideal for families, first-time buyers, or investors.

The ground floor features three versatile reception rooms, a spacious fitted kitchen completes the ground floor layout, offering ample storage and workspace. Upstairs, the property offers three bedrooms and a family bathroom. Externally, the home boasts an enclosed rear garden, offering a private outdoor space ideal for relaxing, entertaining, or gardening. The benefit of rear access adds further practicality. Situated close to local amenities, well-regarded schools, and within easy reach of the M4 corridor, the location is ideal for commuters and families alike.



## Main dwelling

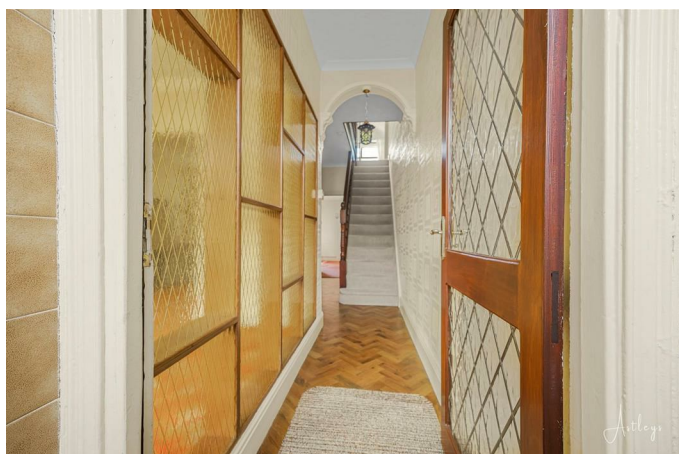


Enter via Upvc double glazed door into porch area.

### Porch 3'4" x 3'2" (1.032 x 0.972)

Tiled to walls and floor and glass panel door into hallway.

### Hallway 18'9" x 6'0" narrowing to 3'2" (5.728 x 1.84 narrowing to 0.975)



Spacious hall with stairs to first floor and radiator.

## Lounge 13'0" x 11'3" (3.978 x 3.431)



Open lounge/dining room with window to front, glass feature to one wall over looking the hallway, two recess and radiator.



**Dining room 12'7" x 10'1" (3.853 x 3.094)**



Stone feature fire place, two recesses, window to rear and radiator.

**Sitting room 14'10" x 10'0" (4.531 x 3.059)**



**Kitchen 13'4" x 10'6" (4.082 x 3.202)**



Spacious kitchen which is in solid wood with integrated appliances to include electric over with extractor hood above, room for washing machine and fridge freezer, tiled floor, sink drainer with mixer taps, window to rear and door to side.







**Landing 13'5" x 5'11" (4.104 x 1.818)**



**Bedroom one 16'4" x 9'10" (5' x 3')**



Beautiful spacious bedroom with two windows to

front, a range of fitted wardrobes and matching dresser with mirror and radiator.



**Bedroom two 13'1" x 9'10" 32'9" (4' x 3'10)**



Double room with window to rear, built-in-wardrobes and radiator.

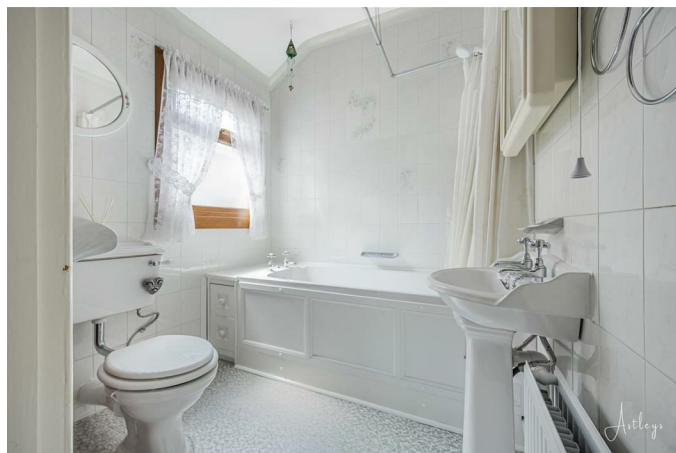
### Bedroom two



### Bedroom three 10'2" x 6'1" (3.117 x 1.876)



### Bathroom



Modern fitted suite with panel bath with shower over, low level WC, pedestal wash hand basin, fully tiled to walls, window to side and radiator.

### Rear garden



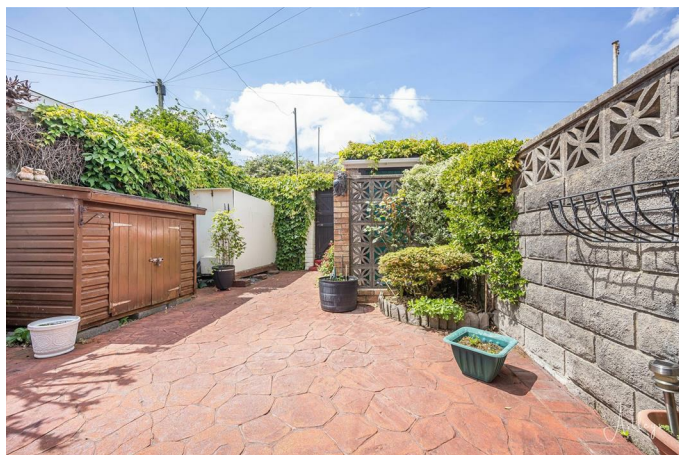
Enclosed rear garden with pedestrian rear access, out building and timber storage shed.



### Rear garden



### Rear garden



### Drone



### Council tax

Council Tax

Band:

B

Annual Price:

£1,898

### Services

Conservation Area

No

Flood Risk

River : Very low

Seas : Very low

Floor Area

1,205 ft 2 / 112 m 2

Plot size

-

Broadband

Basic

16 Mbps

Superfast

74 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

### Agents notes

There is oli central heating.

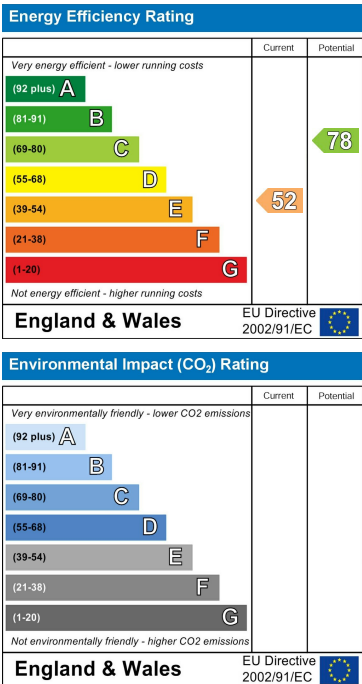
Floor Plan



Area Map



Energy Efficiency Graph



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