



11B Regent Street East, Neath, Neath Port Talbot, SA11 2RR

Asking Price £64,950

Situated on a level location with Briton Ferry, an ideal investment or first time purchase, first floor flat in good order and accommodation over one floor which benefits from gas central heating and double glazing and comprising lounge, kitchen, 2 bedrooms and shower room.

Entrance Hall 13'7" x 4'1" (4.13 x 1.24)



Stairs at the rear of property leading to main entrance with hallway, access to loft space and radiator.

Kitchen 12'5" x 8'1" (3.79 x 2.46)



Range of base and wall units with space for cooker, fridge/freezer and washing machine, sink and drainer, cushion flooring, wall cupboard housing gas boiler, part tiled walls, radiator, two windows to side.

Lounge 9'9" x 10'6" (2.98 x 3.20)



Dual aspect windows, radiator.

Bathroom 9'4" x 5'7" (2.84 x 1.69)



Panel bath with shower over, low level w.c., pedestal wash hand basin, cushion flooring, part tiled walls, radiator, window to rear.

Bedroom 1 9'9" x 14'1" (2.97 x 4.30)



Two windows to front, radiator.

Bedroom 2 12'5" x 9'8" (3.79 x 2.95)



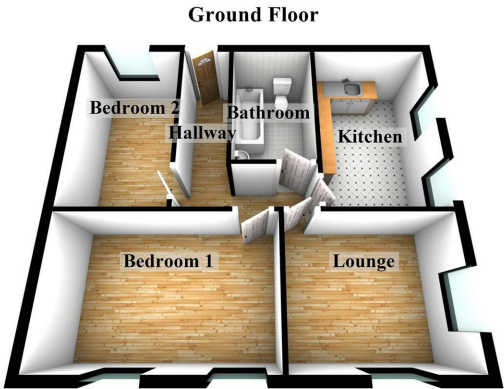
Window to rear, radiator.

Lease Terms

1 3.7.2006 11A regent Street East, 4.4.2006 CYM298327
Briton Ferry (ground floor) 99 years from
4.4.2006

2 3.7.2006 11B Regent Street East, 4.4.2006 CYM305149
Briton Ferry (first floor) 500 years from 31.3.2006

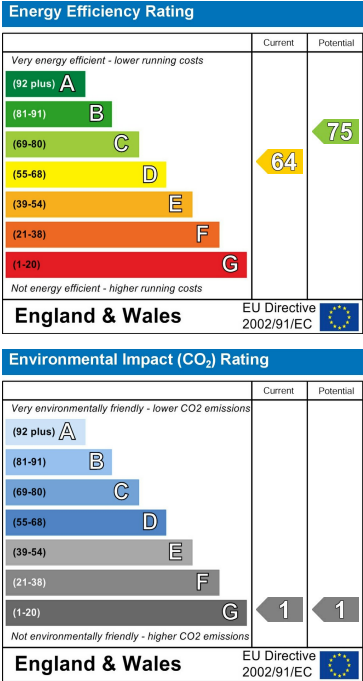
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.