

## 137 Shelone Road, Briton Ferry, Neath, SA11 2NE

**Offers In Excess Of £145,000**

This modernised three-bedroom semi-detached property offers stylish and comfortable family living throughout. Situated in a popular residential area, the home benefits from a spacious kitchen-diner, ideal for entertaining and family meals, and a bright lounge. To the first floor there are bedrooms and a modern family bathroom. The property is offered with no onward chain, making it an excellent opportunity for first-time buyers or those seeking a straightforward move. Outside, there is an enclosed tiered rear garden which is a laid to lawn and patio area.

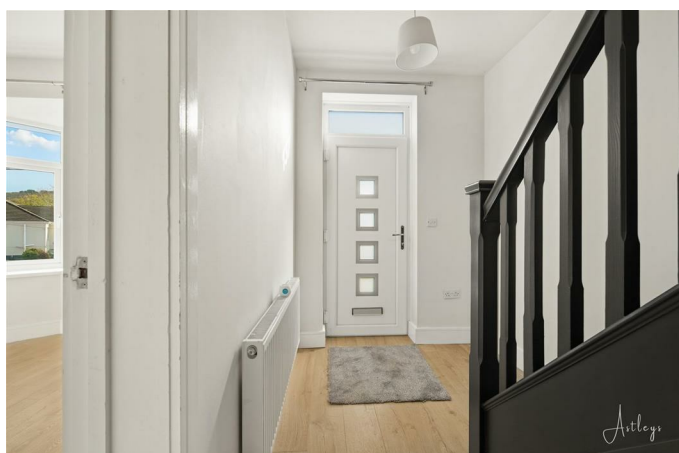


## Main Dwelling



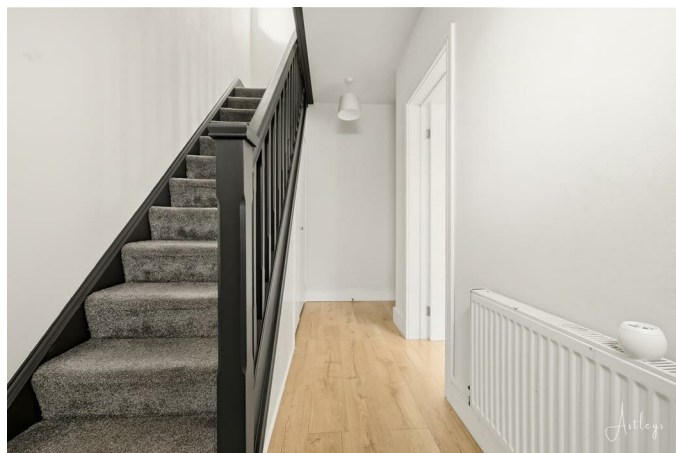
Enter via composite door into:

**Hallway 5'10" x 13'6" (1.796 x 4.121)**



With laminate flooring, radiator, under stairs storage and stairs to first floor.

## Hallway



**Lounge 10'7" x 9'8" (3.226 x 2.968)**

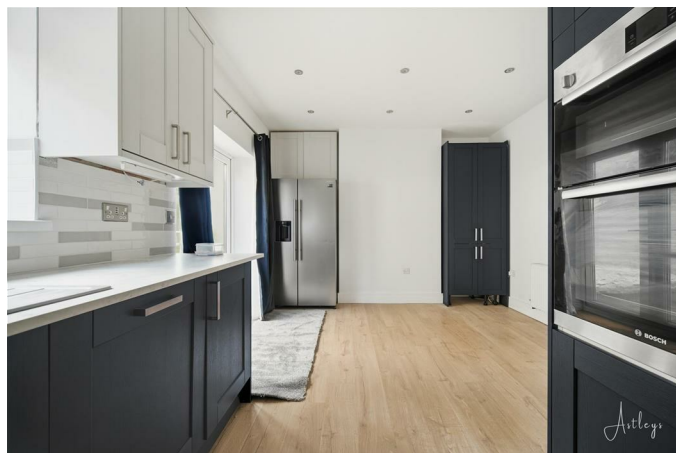


Cosy lounge with large bay window to front, storage eaves, electric fire (not tested), and radiator.

## Lounge



## Kitchen/diner



## Kitchen/diner 16'9" x 12'3" (5.129 x 3.753)



## Landing 6'5" x 7'5" (1.959 x 2.278)



Fitted with base and wall units in dark blue and light grey shaker style with coordinating work surfaces to include; electric hob and oven with extractor over, integrated microwave and dishwasher, part tiled walls, radiator, space for fridge/freezer, laminate flooring, spot lights, matt grey sink and drainer with mixer tap, patio doors and window to rear garden.

**Bedroom one 10'6" x 11'4" (3.204 x 3.476)**



Double bedroom with bay window to front and radiator.

**Bedroom one**



**Bedroom two 9'9" x 9'4" (2.990 x 2.852)**



With radiator and window to rear.

**Bedroom two**



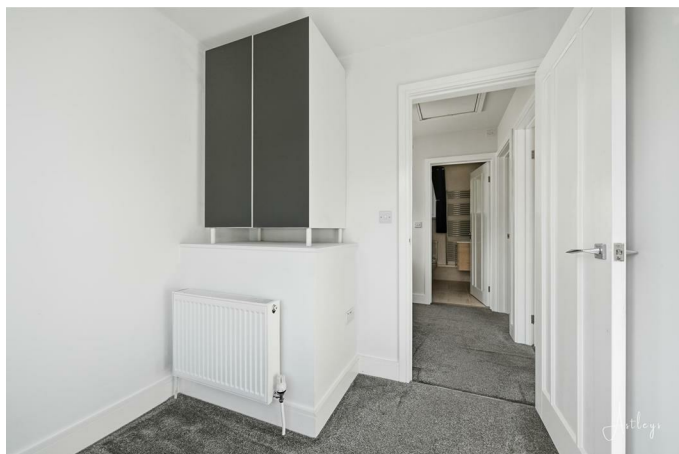


**Bedroom three 7'11" x 7'3" (2.425 x 2.231)**



With window to front and radiator.

**Bedroom three**



**Bathroom 7'3" x 6'8" (2.215 x 2.039)**



Fitted with three piece suite in white to include; sink on vanity unit, low level wc, panelled bath with shower over, part tiled walls, window to rear, upright heated towel rail, storage cupboard and tiled flooring.

**Outside**



Enclosed tiered rear garden with laid to lawn and patio.

## Outside



## Outside



## Outside



## Drone Image



## Agents Notes

Local Authority: Neath Port Talbot

Council Tax Band: C

Annual Price: £2,170

## Agents Notes

Mobile coverage:

EE

Vodafone

Three

O2

Satellite / Fibre TV Availability:

BT

Sky

Virgin

## Agents Notes

Conservation Area: No

Flood Risk

River : Very low

Seas : Very low

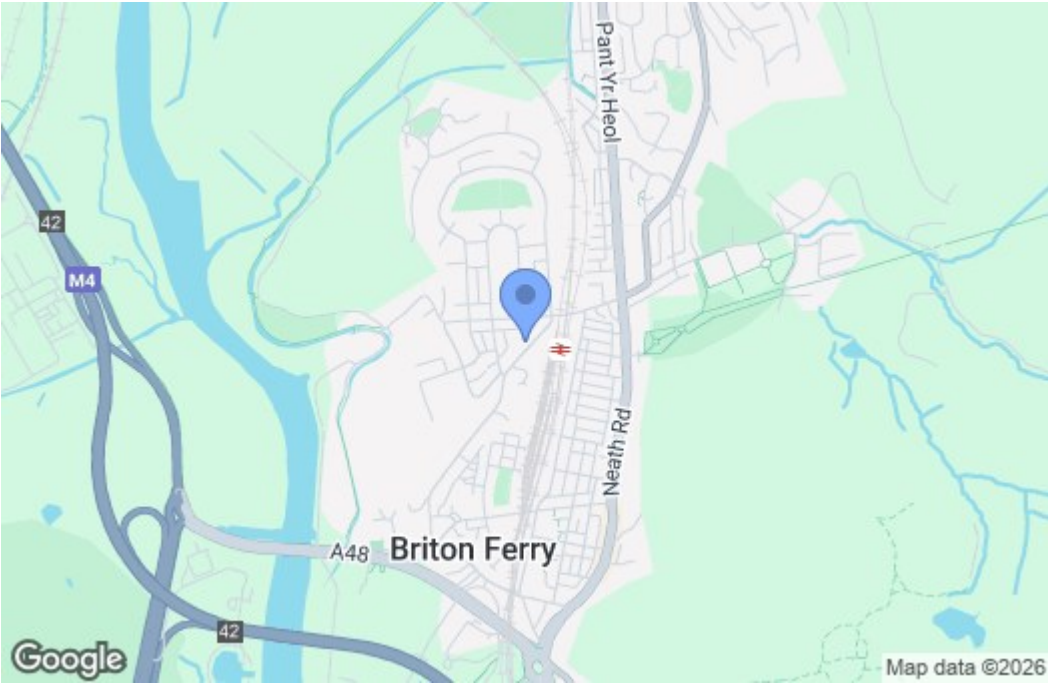


Floor Plan

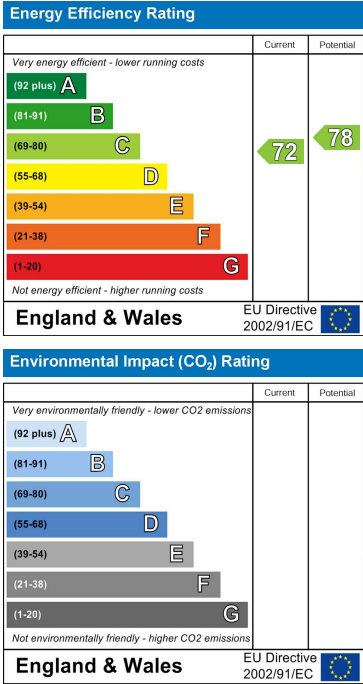


Total area: approx. 68.3 sq. metres (735.6 sq. feet)

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.