



## 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



## Hallway



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.

**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 16'9" x 12'3" (5.129 x 3.753)**



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.

## Kitchen/diner



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



**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



## Drone Image



## Outside



## Outside



## 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

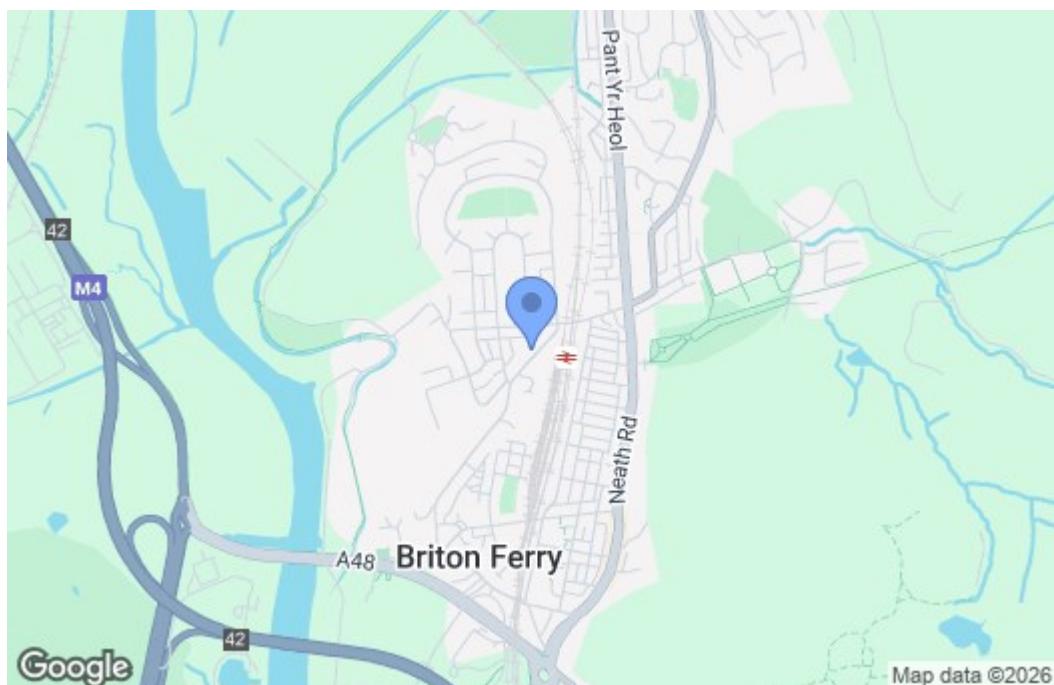
Seas : Very low

## Floor Plan

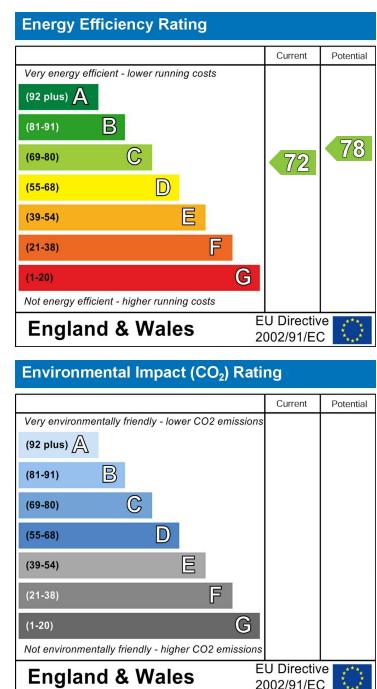


Total area: approx. 68.3 sq. metres (735.6 sq. feet)

## Area Map



## Energy Efficiency Graph



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