



Hoo Street, Neath, Neath Port Talbot. SA11
2PA

£125,000



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We are delighted to offer this immaculately presented two bedroom mid terrace house situated in the residential area of Briton Ferry with two reception rooms and beautifully fitted kitchen and bathroom. Enclosed garden with rear lane access. Close to local schools, shops and bus routes.

£125,000 - Freehold

- TWO BEDROOM MID TERRACED PROPERTY
- Immaculately presented throughout
- Large shed/garage to rear
- Kitchen and dining room
- Close to local shops and amenities
- Council tax band- B/ EPC- C



DESCRIPTION

We are delighted to offer this immaculately presented two bedroom mid terrace house situated in the residential area of Briton Ferry with two reception rooms and beautifully fitted kitchen and bathroom. Enclosed garden with rear lane access. Close to local schools, shops and bus routes. Accommodation comprises of a porch, hallway, lounge, dining room, kitchen, family bathroom, two bedrooms and a rear garden.

PORCH

Part glazed PVCu front door leading to porch. Skimmed ceiling with centre pendant light. Coving. Emulsioned walls. Glazed wooden door leading into hallway. Wood effect laminate flooring.

HALLWAY

Skimmed ceiling with centre pendant light fitting. Coving. Emulsioned walls. Radiator. Doors leading off. Built in under stairs storage cupboard. Wood effect laminate flooring.

DINING ROOM (9' 3" x 10' 3") or (2.83m x 3.12m)

Skimmed ceiling with centre pendant light fitting. Coving. Emulsioned walls. Front facing PVCu window with fitted wooden shutters. Radiator. Built in cupboards into alcove. Cast iron decorative fire place. Wood effect laminate flooring.

LOUNGE (12' 5" x 10' 10") or (3.78m x 3.31m)

Skimmed ceiling with coving. Flush light fitting. Emulsioned walls. Radiator. Rear facing PVCu window with fitted wooden shutters. Fitted carpet.

KITCHEN (8' 10" x 6' 9") or (2.68m x 2.06m)

Skimmed ceiling with chrome inset spotlights. Coving. Emulsioned walls with ceramic wall tiles to splash back area. Radiator. Side facing PVCu window with fitted roller blinds. Room fitted with range of cream shaker style wall and floor cupboards with complimentary laminate worktops. Cream one and half melamine sink and drainer with brushed steel mixer tap. Stainless steel built in four ring gas hob and over head extractor hood. Built in high rise oven, separate grill and microwave. Under counter space for washing machine and upright fridge freezer. Glazed PVCu door leading to rear garden. Wood effect laminate flooring.

FAMILY BATHROOM (7' 11" x 8' 9") or (2.42m x 2.67m)

Skimmed ceiling with chrome inset spotlights. Floor to ceiling ceramic wall tiles. Wall mounted designer radiator. Rear facing frosted PVCu window with fitted roller blinds. Room fitted with three piece white suite comprising w.c., vanity wash hand basin with mixer taps and white gloss vanity unit. Double width walk in white shower tray with wall mounted chrome multi shower and rainfall head. Glass sliding doors. Ceramic floor tiles.

LANDING

Skimmed ceiling with chrome inset spotlights. Coving. Loft access hatch. Emulsioned walls. Doors leading off. Fitted carpet.

BEDROOM 1 (13' 9" x 9' 9") or (4.18m x 2.97m)

Skimmed ceiling with pendant light fitting. Coving. Emulsioned walls. Radiator. Two front facing PVCu windows with fitted wooden shutters. Original decorative cast iron fire surround. Fitted carpet.



BEDROOM 2 (12' 1" x 11' 0") or (3.68m x 3.36m)


Skimmed ceiling with centre pendant light fitting. Coving. Emulsioned walls. Radiator. Rear facing PVCu window with tilt and turn facility and wooden fitted shutters. Built in cupboard housing the gas fired combination boiler. Fitted carpet.

REAR GARDEN

Low maintenance rear garden. Bounded on three sides by stone wall and wooden fencing. Laid with stone pavers and path leading to wooden gate with access into rear lane. Block built single storage shed (originally garage) with wooden access door. Metal roof. Side window.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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