

Payton  
Jewell  
Caines



Rockingham Terrace, Neath, Neath Port  
Talbot. SA11 2PB

£125,000



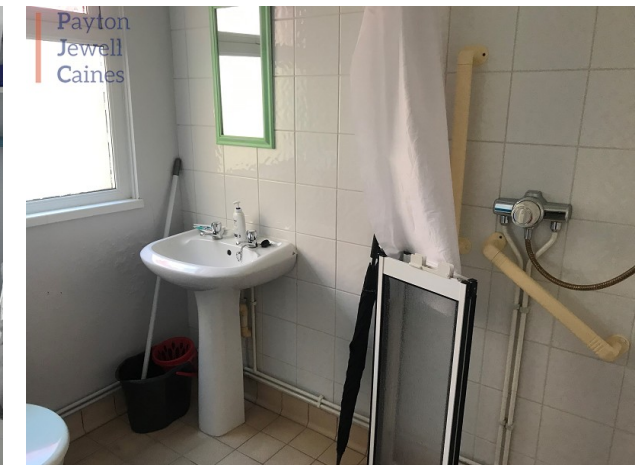


# Rockingham Terrace, Neath, Neath Port Talbot. SA11 2PB

We are pleased to present to the market this three bedroom traditional build end of terrace property located in the heart of Briton Ferry. Early viewing is recommended for this well presented family home.

**£125,000 - Freehold**

- Three bedroom end of terrace house
- Downstairs shower room and upstairs bathroom
- Two reception rooms
- Low maintenance rear garden with garage
- NO ONGOING CHAIN
- EPC -/Council Tax B



## DESCRIPTION

We are pleased to present to the market this three bedroom traditional build end of terrace property located in the heart of Briton Ferry. Close to all local shops, Ysgol Carreg Hir, Ysgol Gynradd Gymraeg Tyle'r Ynn, Ty Plant Community Nursery, local amenities and transport links. Early viewing is recommended for this well presented family home.

Property briefly consists of two reception rooms, kitchen, utility, downstairs shower room, three bedrooms and family bathroom. Externally there is a low maintenance rear garden with garage.

## ENTRANCE

Access via part glazed PVCu front door into hallway. Artex ceiling. Emulsioned walls. Grey wood effect laminate flooring. Radiator. Stairs to first floor accommodation. Doors leading off.

## RECEPTION 1 (9' 9" x 12' 2") or (2.98m x 3.71m)

Wall papered ceiling. Emulsioned walls. Fitted carpet. Radiator. Front facing PVCu double glazed window.

## RECEPTION 2 (12' 8" x 11' 8") or (3.86m x 3.55m)

Wallpapered ceiling. Wallpapered walls. Fitted carpet. Radiator. Rear facing PVCu double glazed window.

## KITCHEN (9' 10" x 8' 6") or (3.00m x 2.59m)

Artex ceiling with fluorescent tube light. Wallpapered walls with ceramic tiles to splash back areas. Wood effect vinyl flooring. Radiator. Room is fitted with a range of painted wood floor and wall cupboards with laminate worktops. Stainless steel sink and drainer with chrome hot and cold tap. Space for cooker and undercounter space for appliance. Space for upright fridge/freezer. Understair storage cupboard. Two side facing PVCu double glazed windows. Door leading into:

## UTILITY (8' 0" x 4' 10") or (2.44m x 1.48m)

Artex ceiling. Emulsioned walls. Wood effect vinyl flooring. Melamine wall cupboards and laminate worktops with undercounter space for two appliances. Side facing PVCu double glazed window. PVCu double glazed door leading to the rear garden. Door leading into:

## SHOWER ROOM (7' 8" x 5' 0") or (2.33m x 1.53m)

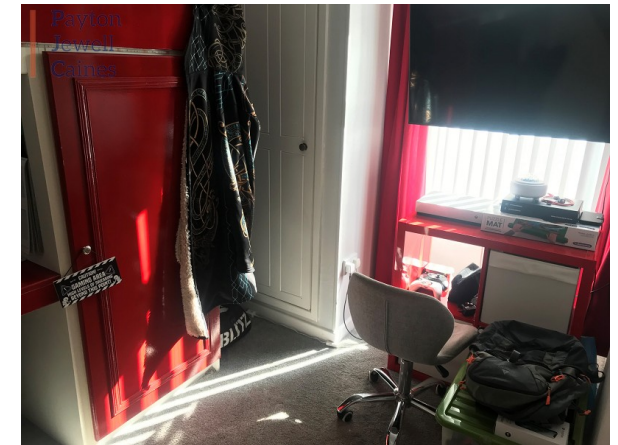
Artex ceiling. Emulsioned walls with floor to ceiling ceramic wall tiles to wet areas. Ceramic floor tiles. Radiator. Room is fitted with a two piece white suite comprising pedestal wash hand basin, low level WC and wall mounted mains fed shower with shower curtain. Side facing PVCu frosted double glazed window.

## LANDING

Artex ceiling with loft access hatch. Emulsioned walls. Fitted carpet. Doors leading off.

## BEDROOM 1 (16' 0" x 9' 3") or (4.88m x 2.83m)

Emulsioned ceiling. Emulsioned walls with one papered accent wall. Fitted carpet. Radiator. Front facing PVCu double glazed window.





## **BEDROOM 2 (10' 10" x 8' 7") or (3.29m x 2.62m)**

Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in storage cupboard housing the gas fired combination boiler. Rear facing PVCu double glazed window.

## **BEDROOM 3 (9' 9" x 6' 0") or (2.98m x 1.84m)**

Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. Front facing PVCu double glazed window.

## **FAMILY BATHROOM (9' 6" x 5' 5") or (2.89m x 1.65m)**

PVCu clad ceiling with inset spotlights. Half height Respatex wall panels with half emulsioned walls. Wood effect vinyl flooring. Wall mounted heated towel rail. Room is fitted with a cream three piece suite comprising pedestal wash hand basin, WC and bathtub. Rear facing PVCu frosted double glazed window.

## **OUTSIDE**


Rear garden is bounded by brick and block wall. Low maintenance laid with stone pavers leading to brick built garage. Garage has courtesy door, windows and up and over garage door.

## **NOTES**

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds



# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



## Awaiting Floorplans

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