



Villiers Street, Briton Ferry, Neath, Neath  
Port Talbot. SA11

£44,995

**PCJ** PAYTON  
JEWELL  
CAINES

## Villiers Street, Briton Ferry, Neath, Neath Port Talbot. SA11

IDEAL INVESTMENT - Introducing this well presented 2 bedroom top floor apartment comprising 2 bedrooms, open plan kitchen / dining / living area plus modern bathroom. Good location for access to the M4.

**£44,995 - Leasehold**

- Top floor 2 bedroom apartment
- Open plan kitchen / dining / living
- Modern finishes throughout
- Gas combi boiler / double glazing
- LEASEHOLD - 73 years remaining
- £100 pa (Ground Rent + SC + Insurance)
- EPC - F. NO ONWARD CHAIN



## DESCRIPTION

Introducing this bright and modern top floor apartment that has been well maintained and presented by the current owner.

The apartment benefits from lovely views, a gas combi boiler and double glazing.

Sold with no onward chain the property is held leasehold with approximately 73 years remaining and a ground rent of £10 per annum. With the service charge and insurance the total cost is up to £100 per annum.

IDEAL INVESTMENT PURCHASE.

## LIVING AREA

The living area has windows to the front and a fitted carpet and mansard ceilings.

The room is open to the kitchen and there is a door to bedroom one.

## KITCHEN/BREAKFAST ROOM

With far reaching views over towards Neath the kitchen is finished in white with wall mounted and low level units with a complimentary work top and ceramic tiles to the splash back. There is space for a cooker, washing machine and fridge / freezer as well as ample space for a breakfast table and chairs. The extractor hood is fitted.

## BEDROOM 1

A generous double bedroom with 2 windows to the front and a separate access door from the lounge (ideal for conversion to a three bedroom).

Wardrobes to remain within the sale.

## BEDROOM 2

Overlooking the rear of the property.



## BATHROOM

A modern bathroom finished with a modern white suite comprising wash hand basin, wc and bath with chrome taps.

The mirror above the wash hand basin will remain.



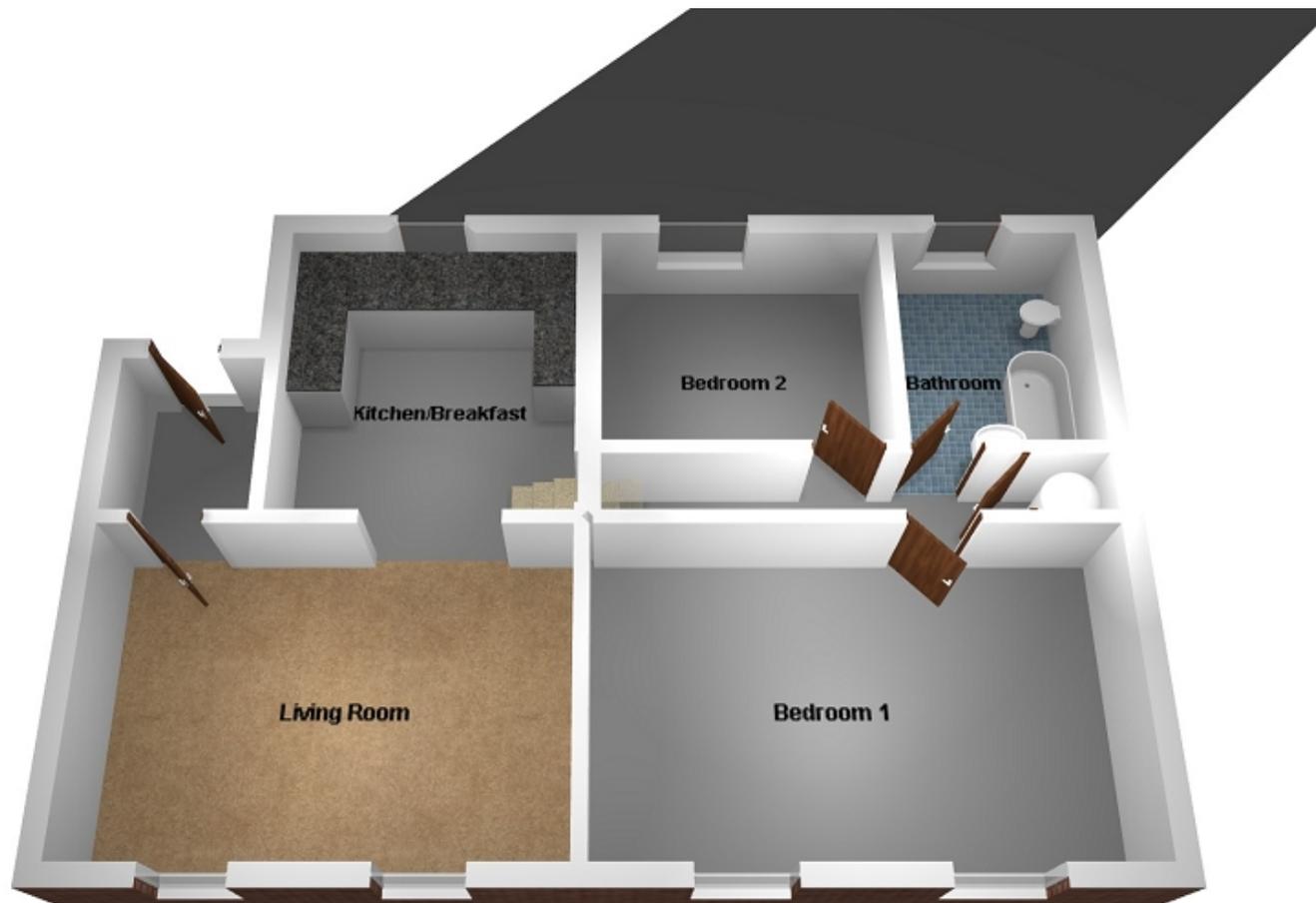
# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>		
(21-38) <b>F</b>	38	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		64
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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.



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