



Manor Way, Briton Ferry, Neath, Neath
Port Talbot. SA11 2TR

£180,000

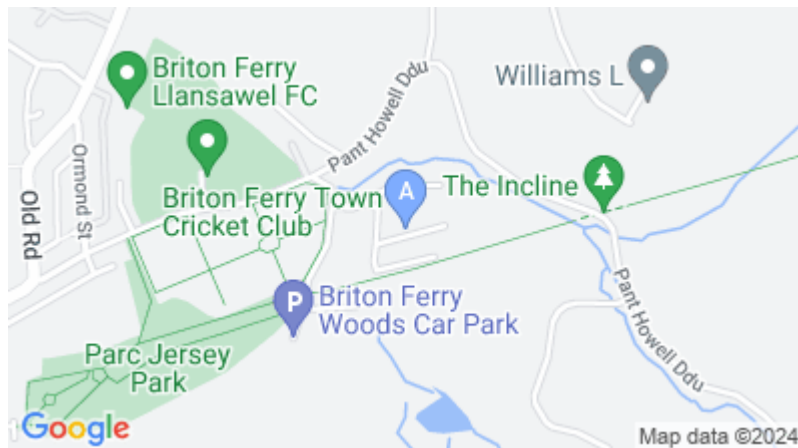
PJC PAYTON
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Manor Way, Briton Ferry, Neath, Neath Port Talbot. SA11 2TR

Beautifully presented two bedroom semi detached bungalow set in the heart of Britain Ferry village. Close to local schools, shops, amenities and good transport links. NO ONGOING CHAIN.

£180,000 - Freehold

- Two bedroom semi detached bungalow
- Loft conversion
- Front and rear gardens
- PVCu double glazed windows throughout property
- NO ON GOING CHAIN
- Council tax band C / EPC D



DESCRIPTION

Beautifully presented two bedroom semi detached bungalow set in the heart of Britain Ferry village. Close to local schools, shops, amenities and good transport links. NO ONGOING CHAIN.

Accommodation comprises to the ground floor; Hallway, Lounge, Dining room, Kitchen. To the first floor; Two Bedrooms, Family bathroom and a Loft conversion for occasional use. The external comprises of front and rear gardens.

HALLWAY

Dark wood effect part glazed front door leading into hallway. Papered ceiling with pendant light fitting. Papered walls. Radiator. Wood effect laminate flooring. Stairs to loft room. Doors leading off.

LOUNGE (11' 10" x 11' 0") or (3.61m x 3.35m)

Artexed ceiling with coving and pendant light fitting. Papered walls. Radiator. Front facing dark wood effect PVCu window with fitted Venetian blinds and curtain pole. Wood effect laminate flooring.

DINING ROOM (11' 1" x 10' 6") or (3.37m x 3.19m)

Artexed ceiling with coving and pendant light fitting. Papered walls. Radiator. Side facing dark wood effect PVCu double glazed window with fitted roller blinds, curtains and pole. Two built in storage cupboards. One cupboard housing the gas fired combination boiler. Wood effect laminate flooring. Door into kitchen.

KITCHEN (10' 3" x 6' 9") or (3.13m x 2.05m)

Skimmed ceiling with inset spotlights and coving. Emulsioned walls. Ceramic tiles to splash back areas. Wall mounted electric heater. Front facing dark wood effect PVCu double glazed window with fitted roman blind and fitted roller blind. Half glazed dark wood effect door leading to rear garden. Room fitted with range of white gloss floor and wall cupboards with complimentary laminate worktops. Stainless steel sink and drainer with stainless steel mixer tap. Built in stainless steel four ring gas hob with over head extractor hood. Built in high level electric oven and microwave above. Under counter space for washing machine. Integrated fridge. Integrated dishwasher. Ceramic floor tiles.

BEDROOM 1 (11' 5" x 6' 10") or (3.47m x 2.09m)

Skimmed ceiling with coving and centre pendant light fitting. Emulsioned walls. Radiator. Front facing dark wood effect PVCu double glazed window with fitted venetian blinds, curtains and pole. Across one wall floor to ceiling built in storage with sliding wood effect doors. Fitted carpet.

BEDROOM 2 (10' 0" x 8' 11") or (3.05m x 2.73m)

Papered ceiling with coving and centre pendant light. Emulsioned walls. Rear facing dark wood effect PVCu double glazed window with fitted roller blind, curtains and pole. Radiator. Built in double wardrobes. Storage cupboard. Fitted carpet.

FAMILY BATHROOM (7' 3" x 7' 1") or (2.22m x 2.17m)

Artexed ceiling with coving and pendant light fitting. Floor to ceiling ceramic wall tiles. Wall mounted chrome heated towel rail. Rear facing frosted dark wood effect PVCu window with fitted roller blind. Room fitted with three piece suite comprising w.c., pedestal wash hand basin with chrome mixer taps and double width walk in shower with chrome wall mounted shower and glass sliding doors. Ceramic floor tiles.



LOFT CONVERSION (16' 5" x 9' 10") or (5.0m x 3.0m)

Occasional use only. Wood effect panelled ceiling and walls. One emulsioned wall. Radiator. Velux window. Built in storage cupboard.

FRONT GARDEN

Bounded on three sides by block and brick wall with wire fence to one side. Low maintenance front garden with decorative gravel border with planted shrubs. Concrete path leading to front door and side access gate to rear garden.

REAR GARDEN


Tiered rear garden. Low maintenance. Sun terrace leading off the house. Steps down to gravel bed with planted shrubs and trees. Further seating areas. Garden bounded on three sides by block wall and wooden fencing. Offers beautiful views over the area.

NOTES

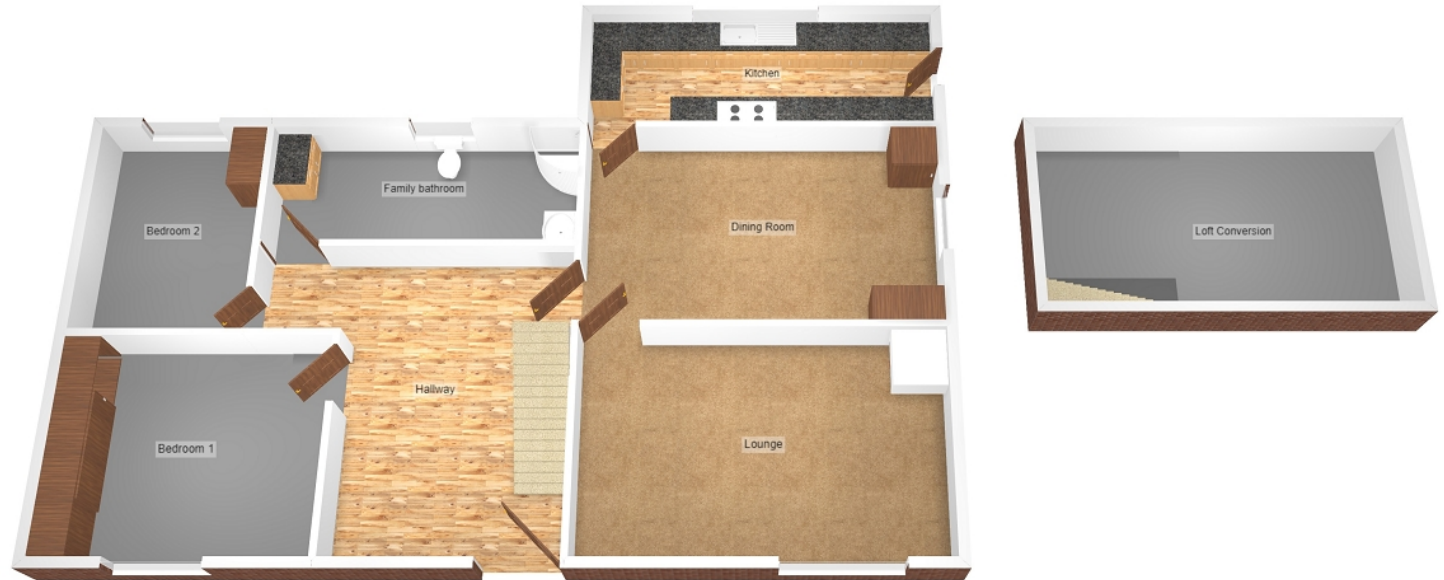
We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(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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