



## **76 Olive Branch Crescent, Neath, SA11 2UG**

### **£94,995**

THREE BED SEMI DETACHED PROPERTY BEING SOLD WITH TENANT IN SITU. Pennaf Premier Sales & Lettings are pleased to offer for sale this three bedroom semi detached property located in Briton Ferry. The property briefly comprises of hallway, lounge, kitchen and dining room to the ground floor and three bedrooms and bathroom to the first floor. The property also has a LARGE rear garden with side gate access to the front garden. Viewing is highly recommended and strictly via appointment by contacting 01639 760033.



## Ground Floor

### Entrance Hall

Entrance via PVCu front door into hallway, carpet to the floor, papered and emulsion walls, central light, radiator, stairs leading to the first floor. Access to the front reception room and kitchen.

### Lounge (Reception)

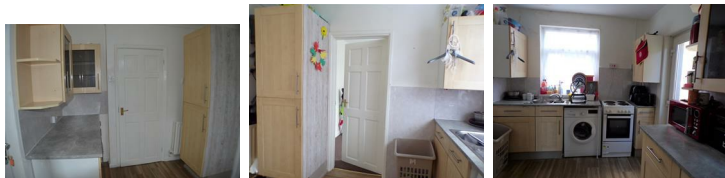
12'10" x 12'1" (3.937 x 3.684)

PVCu window overlooking the front garden, carpet to the floor, papered and emulsion walls, radiator, central light.



### Kitchen

Range of wall and base units in beech effect with contrasting work tops, inset stainless steel sink and drainer, space for cooker, rear facing PVCu window overlooking the garden, side facing PVCu back door giving access to rear garden, vinyl flooring. Access to the rear reception room.



### Dining Room

9'8" x 10'4" (2.953 x 3.173)

Leading off the kitchen, carpet to floor, papered emulsion walls, radiator, power points, PVCu window overlooking the rear garden.



## First Floor

### Landing

Carpet to flooring, papered walls.

## Bathroom

5'11" x 8'9" (1.808 x 2.669)

Bathroom suite comprising of panelled bath with shower over and respetex splash back, pedestal wash hand basin, low level W.C., radiator, vinyl flooring, side facing Upvc window with obscure glass, central light.



## Bedroom 1

12'9" x 9'10" (3.890 x 3.002)

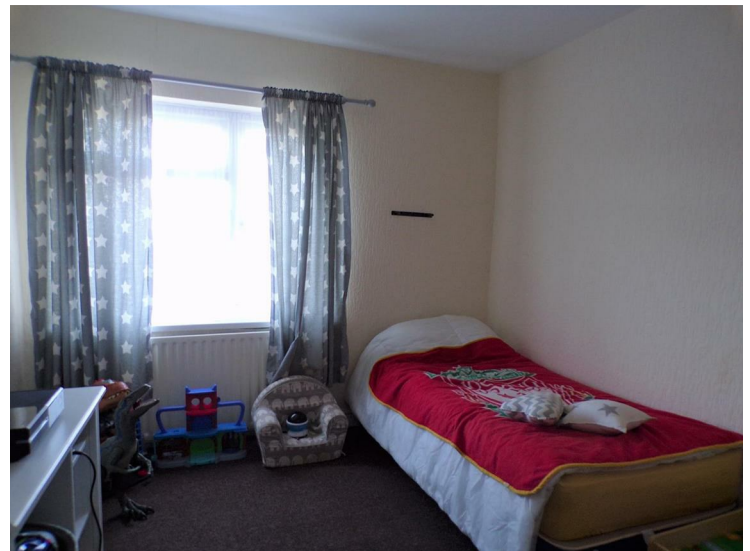
Double bedroom, PVCu window, radiator, carpet to the floor, papered and emulsion walls, power points.



## Bedroom 2

12'0" x 9'6" (3.673 x 2.910)

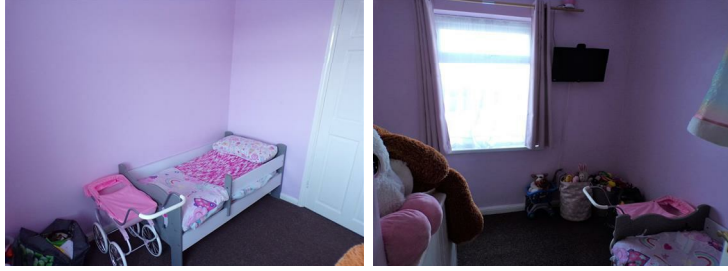
Double bedroom, PVCu window, carpet to the floor, papered and emulsion walls, power points, radiator, central light.



### Bedroom 3

9'2" x 8'11" (2.798 x 2.737)

Carpet to the floor, papered and emulsion walls, radiator, PVCu window, central light.



### Outside

#### Front Garden


Lawned area with steps leading to the property, side access via gate to enclosed rear garden.

#### Rear Garden

Enclosed rear garden with side gate access with central pathway to the rear. Please note the photograph was taken prior to the tenant moving into the property, awaiting new photograph.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		56
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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