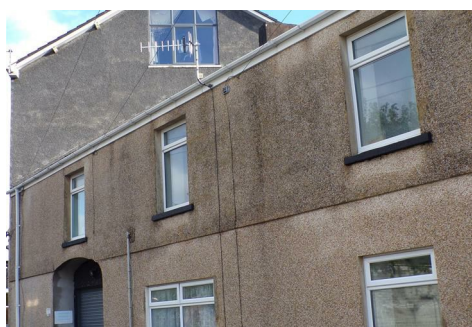




2a & b Bethel Street, Briton Ferry, SA11 2HQ

£125,000

RARE OPPORTUNITY!!...TWO FLATS!!...IDEAL INVESTMENT !!... Pennaf Premier are pleased to offer For Sale this Investment Opportunity!!...End terraced property converted into two flats, in Briton Ferry.

Ground floor flat briefly comprises of spacious kitchen/diner, lounge, bedroom, shower room and bathroom. The first floor flat comprises of open plan lounge, kitchen/diner, three bedrooms and bathroom.

To the rear there is an enclosed garden.

The property is located within walking distance to local amenities and public transport, plus ideal for the M4 commute.

VIEWING IS HIGHLY RECOMMENDED - please call our office on 01639 760033 or email info@pennafpremier.com to arrange a viewing.

Ground Floor - Communal Hallway

Enter via Upvc front door into hallway, tiled floor, emulsion walls, access to ground floor flat and first floor flat, consumer units for both flats.

Ground Floor Flat

Hallway

Tiled floor, emulsion walls, radiator, two central lights, doors leading to other rooms, built in storage cupboard and under stair storage cupboard.



Reception Room One

17'3" x 11'4" to the widest point (5.263 x 3.463 to the widest point)

Carpet, emulsion walls, radiator, two central lights, front facing Upvc double glazed window, cupboard housing gas meter, door leading into shower room.



Shower Room

5'2" x 5'9" (1.576 x 1.772)

Shower cubicle with electric "Triton" shower, low level W.C., pedestal wash hand basin, tiled flooring, emulsion walls, radiator, central light.



Bedroom One

10'7" x 13'1" at widest point (3.246 x 3.988 at widest point)

Carpet, emulsion walls, radiator, central light, front facing Upvc double glazed window.



Bathroom

6'7" x 6'0" (2.031 x 1.847)

Panel bath, low level W.C., pedestal wash hand basin with tiled splash back.



Kitchen /Diner

17'2" x 11'4" (5.239 x 3.470)

Spacious kitchen diner comprising of wall and base units in beech effect with contrasting laminate work tops, integrated electric oven with halogen hob, inset stainless steel sink and drainer with mixer tap, tiled flooring, emulsion walls, radiator, two central lights, built in storage cupboard, rear facing Upvc double glazed window with rear facing Upvc double glazed door giving access to rear garden.



External



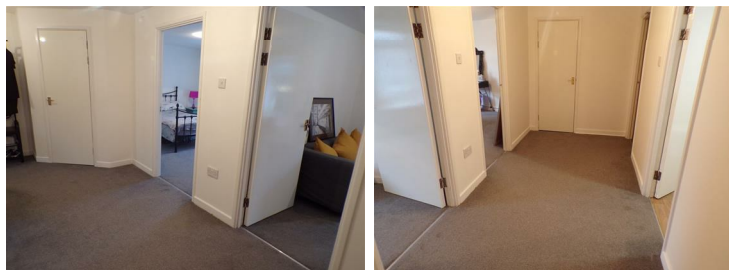
Rear Garden

Fully enclosed rear Garden with walls to rear and both sides, steps leading down from the first floor flat.

First Floor Flat

Entrance - Stairs and Landing

Door from communal hallway on the ground floor which leads directly onto stairs and landing - carpet to the stairs and landing, emulsion walls, two central lights, two built in storage cupboards.



Lounge, Kitchen/Diner

24'3" x 12'0" (7.396 x 3.682)

Lounge Area - Front Facing Upvc window, carpet, emulsion walls, radiator, central light.

Kitchen Area - Vinyl flooring, wall and base units, space for gas cooker, inset stainless steel sink with mixer tap, space and plumbing for washing machine, space for fridge freezer.



Bedroom One

10'8" x 13'9" (3.256 x 4.192)

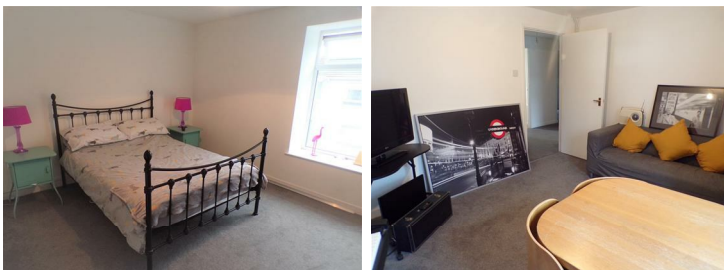
Carpet, emulsion walls, radiator, central light, front facing Upvc double glazed window, cupboard housing gas meter.



Bedroom Two

13'2" x 10'8" (4.029 x 3.252)

Carpet, emulsion walls, radiator, central light, front facing Upvc double glazed window.



Bedroom Three

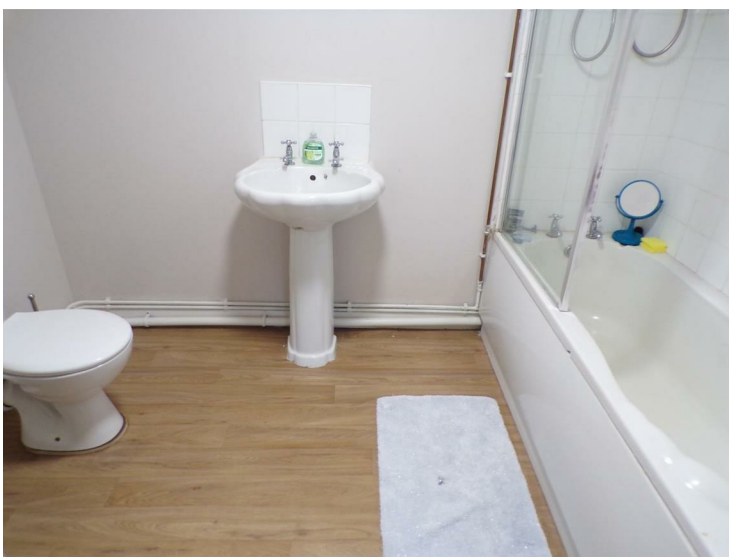
13'3" x 11'0" (4.040 x 3.365)

Carpet, emulsion walls, radiator, rear facing Upvc double glazed window, cupboard housing gas boiler.

Bathroom

9'1" x 7'2" (2.769 x 2.203)

Three piece suite comprising of panel bath with electric "Triton" shower over bath, low level W.C., pedestal wash hand basin, vinyl flooring, emulsion walls, radiator, central light.



Outer Lobby

Vinyl flooring, emulsion walls, central light, rear facing fire door giving access to steps leading down to rear garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	77
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.