



92 Hunter Street, Neath, SA11 2RS Offers Over £117,500

PRICE REDUCED TO OFFERS OVER £117,500.....STEP ONTO THE PROPERTY LADDER!!!...OR IDEAL INVESTMENT PROPERTY!!!...No chain is offered with this two bedroom mid terrace property which is set within walking distance of local shops, main bus route and local amenities of Briton Ferry. Also ideally located for easy access for M4 corridor. The property briefly comprises of one through reception room, dining room, kitchen and lean-to, to the ground floor and two bedrooms, office and family bathroom to the first floor. The property benefits from an enclosed rear garden with rear lane access. Early viewing is highly recommended, please call our office on 01639 760033 or email info@pennafpremier.com to arrange a viewing.

Entrance Porch

Entrance via composite front door into outer porch. Original mosaic floor tiles, emulsion walls, with dado rail, central light, door to hallway.

Hallway

Laminate flooring, emulsion walls, radiator, central light, stairs to first floor, under stair storage cupboard, doors to other rooms.

Lounge

approx 65'7"ft (approx 20ft)

Laminate flooring, emulsion walls, two radiators, two central lights, cupboard housing consumer units, front and rear facing Upvc double glazed windows.



Dining Room

11'4" x 9'2" (3.473 x 2.812)

Tiled flooring, emulsion walls, feature fireplace, shelving to alcoves, central light, side facing patio door to lean-to.



Lean-to

5'3" x 8'3" (1.610 x 2.522)

Quarry tiled flooring, Upvc rear facing door giving access to rear garden.

Kitchen

9'3" x 9'3" (2.838 x 2.826)

Enter from dining room. Tiled floor, base units, laminate work tops, space for cooker, space for fridge freezer, space for washing machine, inset stainless steel sink and drainer with mixer tap, tiled walls, radiator, rear facing Upvc double glazed window, side facing Upvc door giving access to rear garden.



Stairs and Landing

Carpet to the stairs and landing, emulsion walls, central light, built in storage cupboard, doors leading to other rooms.



Bedroom One

9'10" x 8'9" (3.012 x 2.668)

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



Bedroom Two

12'5" x 9'4" (3.786 x 2.869)

Carpet, emulsion walls, feature wall paper wall, radiator, central light, rear facing Upvc double glazed window.



Office

6'3" x 6'2" (1.911 x 1.893)

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



Family Bathroom

9'7" x 13'1" (2.926 x 4.010)

Panelled bath, shower cubicle with "Triton" electric shower, W.C., inset counter top wash hand basin with cupboards below, radiator, central light, vinyl flooring, rear facing Upvc double glazed window.



External

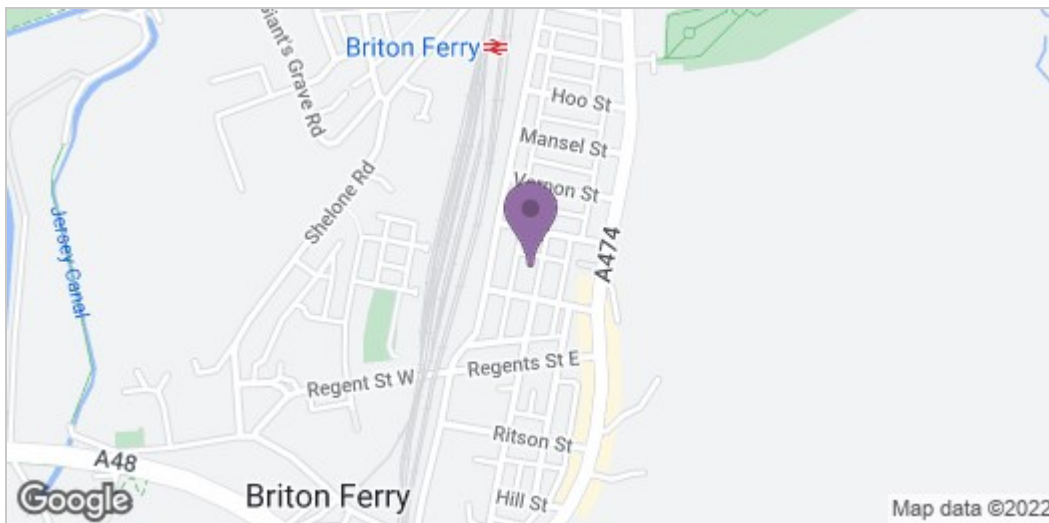


Front Garden

Enter via wrought iron gate into enclosed frontage with pathway to front door.

Rear Garden

Enclosed rear garden with rear lane access via gate, outside tap.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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