



## 3 St. Marys Close, Neath, SA11 2JU Offers Over £270,000

Welcome to St. Marys Close, Briton Ferry, Neath - a charming detached house that offers a perfect blend of comfort and style. This property boasts two spacious reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make this house a home. One of the standout features of this delightful home is the orangery, providing a tranquil space to enjoy the beauty of the outdoors all year round. Imagine sipping your morning coffee or hosting a dinner party in this lovely space filled with natural light.

Parking is a breeze with space for up to two vehicles on the driveway and integral garage, making coming home or hosting visitors a stress-free experience.

Step outside to discover a large garden, perfect for green-fingered enthusiasts or those seeking a peaceful retreat from the hustle and bustle of everyday life. Situated in a quiet cul-de-sac, this property offers a serene environment, ideal for relaxation and unwinding after a long day.

Don't miss the opportunity to make this charming detached house in Briton Ferry your new home. With its inviting living spaces, convenient amenities, and peaceful surroundings, this property is sure to capture your heart. Contact us today to arrange a viewing and start envisioning your life in this wonderful abode. Pennaf Premier 01639 760033

## GROUND FLOOR



### Entrance Porch

4'7" x 4'5" (1.417 x 1.354)

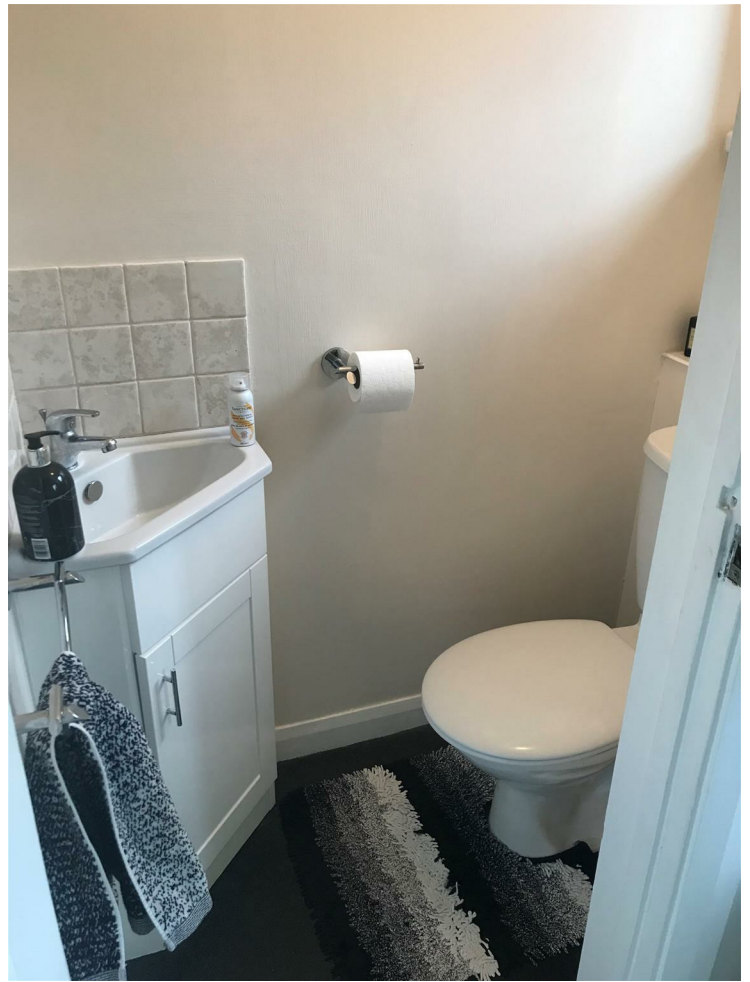
Composite front door with glass panel through to porch. Plaster painted walls and ceiling, central light, chrome socket, radiator, carpet. Door to cloakroom.



### Cloakroom

Upvc double glazed window to front.

Plaster painted walls and ceiling, central light, low level W.C, corner wash hand basin with splash back tiles, vinyl flooring.



### Reception Room One

16'9" x 12'1" (5.106 x 3.702)

Entrance through wooden door to front reception room, open plan stairs to landing with wooden banister. Upvc double glazed window to front with wooden vertical blinds, curtain pole. Radiator, chrome sockets.

Plaster painted walls and ceiling, central light fitting. Feature fireplace with electric fire. Carpet flooring with entrance through to kitchen\diner.



### Kitchen\Diner

25'7" x 8'3" (7.820 x 2.526)

Entrance through to kitchen. Range of wall and base units with laminate work surface. Tiled above worksurface with plaster painted walls and ceiling. Electric hob with extractor fan. Integrated eye level oven and microwave, integrated washing machine and dish washer, integrated under work surface fridge and freezer. Spot lighting, chrome sockets. stainless steel sink. Cupboard housing combination boiler serving domestic hot water and central heating. Laminate flooring. Upvc double glazed window to rear. Dining area with Upvc french double glazed doors leading in to orangery.



### Reception Room Two

18'7" x 8'4" (5.684 x 2.547)

Upvc double glazed window to front with wooden vertical blinds, curtain pole. Plaster painted walls and ceiling with central light, feature fireplace with electric fire. Laminate flooring.



### Inner Hallway

8'2" x 6'0" (2.490 x 1.829)

Upvc double glazed window and door to rear garden. Wooden door leading from kitchen\diner into inner hallway. Plaster painted walls and ceiling, central light, radiator, laminate flooring.



### Orangery

15'5" x 12'0" (4.721 x 3.673)

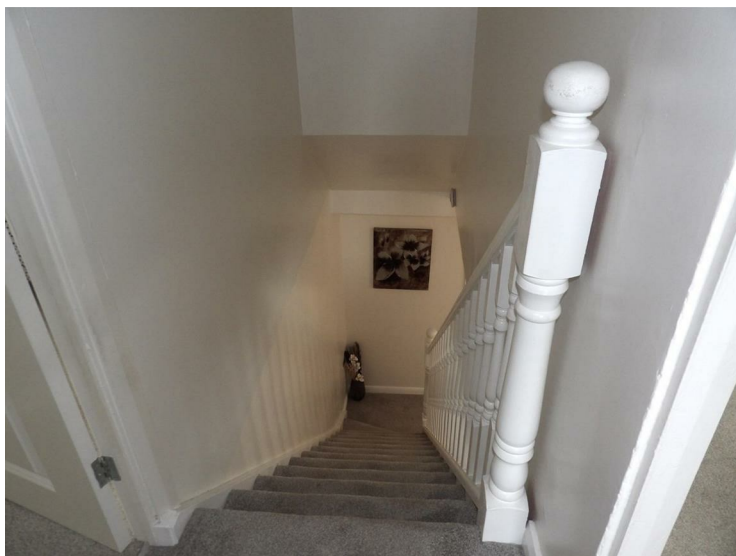
Upvc double glazed patio doors and three upvc double glazed windows to rear. Plaster painted walls and ceiling with glass lantern roof. Spot lighting, chrome sockets. Radiator. Laminate flooring.



## FIRST FLOOR

### Stairs and Landing

Stairs with carpet leading to landing. Wooden banister and spindles. Plaster painted walls and ceiling. Cupboard storage. Access to loft.



### Bedroom One

13'9" x 10'1" (4.198 x 3.094)

Upvc double glazed window to front with wooden vertical blinds, curtain pole. Plaster walls and ceiling, central light. Range of fitted wardrobes. Radiator, chrome fittings, carpet.



### Bedroom Three

7'7" x 8'5" (2.320 x 2.581)

Upvc double glazed window to rear with vertical blinds, curtain pole. Plaster painted walls and ceiling, central light, radiator, chrome sockets, carpet. Glass sliding door, fitted wardrobe.



### Bedroom Two

12'4" x 8'8" (3.771 x 2.660)

Upvc double glazed window to front. Plaster painted walls and ceiling, central light, radiator, chrome sockets, carpet. Two large storage cupboards.



### Bathroom

15'6" x 5'6" (4.734 x 1.699)

Two Upvc double glazed windows to rear with roller blinds. Plaster painted ceiling and walls, spot lighting. Tiled over bath and in shower enclosure. Ceramic bath, low level W.C, vanity unit with wash hand basin and wall cabinet with spot lighting and power, vinyl flooring.



### Garage

Integral garage with personnel door from inner hallway. Electric supply. Up and over garage door.



### EXTERNAL



### Front Garden

Double driveway with path leading to front door. Lawned front garden.

### Side Garden

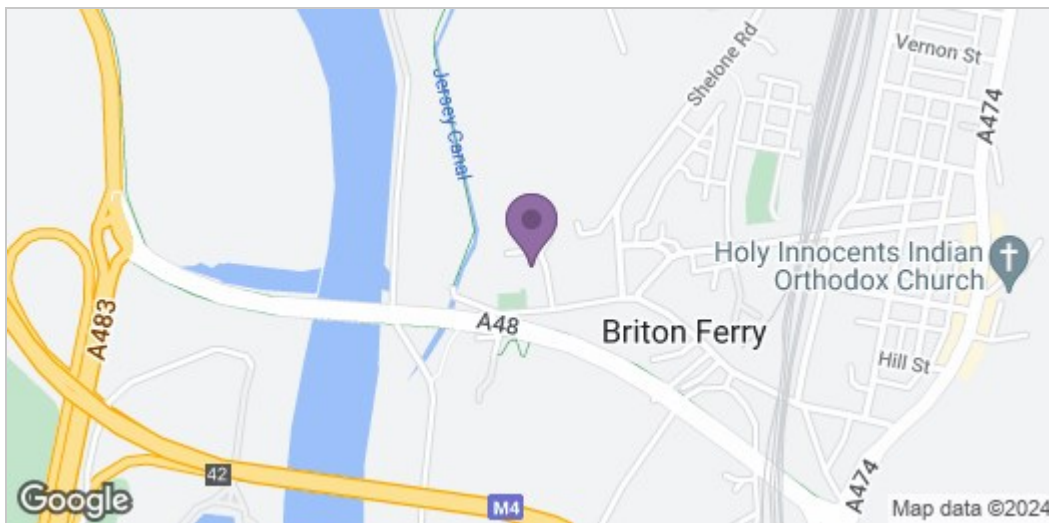
Wrought iron gate into side access with slabbed pathway and stoned area with wooden gate leading to rear garden.




### Rear Garden

Enclosed rear garden with original stone wall and fencing. Large lawned area with slabbed patio. Raised side borders with mature flowers and bushes.





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

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