

## 2 Margaret Close, Briton Ferry, Neath, Glamorgan, SA11 2PP

**£124,950**

We are pleased to offer for sale a semi-detached family home that has been immaculately kept by the owners and would be a perfect family home. Situated in the village of Briton Ferry within easy access to the M4, local schools, amenities, shops and local train station. The property offers immediate vacant possession and comprises of entrance porch and main hallway, spacious lounge/dining room reception, kitchen with breakfast area to the ground floor with three good size bedrooms, family bathroom to the first floor, level paved enclosed rear garden with timber shed and rear lane access, single terraced garage, front garden is paved and shingled.



### Main entrance

#### Inner porch 7'6" x 4'6" (2.31 x 1.39)

With floor to ceiling glass sliding doors leading to the main hallway, window to front and main access door.

#### Cloakroom 3'7" x 6'10" (1.10 x 2.10)

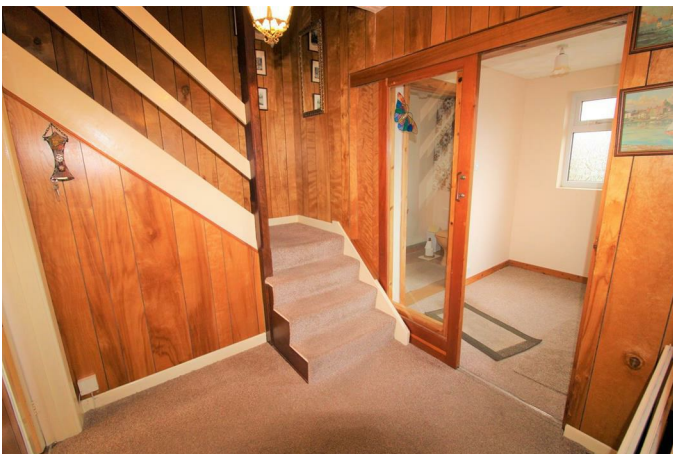
Low level wc, pedestal wash hand basin, window to rear and cushion flooring.

#### Hallway 6'6" x 6'10" (1.98m x 2.08m)

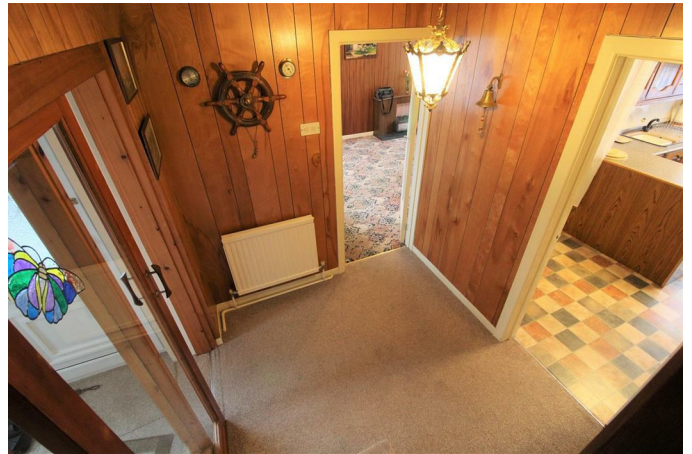


Spacious hall with stairs to the first floor, radiator and access to kitchen and lounge.

### Another angle of hallway



### Another angle of hall



### Main lounge/dining room 19'10" x 11'6" (6.06 x 3.52)



Attractive size room with window to front and rear, two radiators, papered and coved ceiling.

### Another view of lounge





**Kitchen 10'7" x 9'11" (3.24 x 3.042)**



With Oak fronted doors with glass display units, room for dining table, pantry, space for washing machine, fridge freezer, integrated gas hob with electric oven, colour sink drainer with mixer taps and tiled above, free standing Mexico boiler, window and door to rear.

**Another kitchen view**



**First floor landing 5'9" x 6'0" (1.77 x 1.85)**

Airing cupboard with lagged tank and fitted shelves, access to attic.

**Bedroom One 10'7" x 10'8" (3.25 x 3.271)**



Double room with window to front and radiator.

**Another view of bedroom One**





**Bedroom Two 14'0" x 8'11" (4.27 x 2.73)**



Double room with window to rear, floor to ceiling sliding wardrobes and radiator.

**Bedroom Three 7'8" x 7'6" (2.35 x 2.31)**



With window to front and radiator.

**Bathroom 5'10" x 5'1" (1.80 x 1.57)**



Fitted with 3 piece suite to include; panel bath with shower over ( not checked) pedestal wash hand basin, low level wc, window to front and radiator.

**Front garden**



Shingled and laid with patio, side access.

**Another view of front.**



### Rear garden



Level rear garden with patio area, shingled and timber shed to remain, rear lane access leading to a single terraced garage.

### Another view of rear garden



### Garage



Main garage door has been replaced with a single entrance door.

### Rear lane view

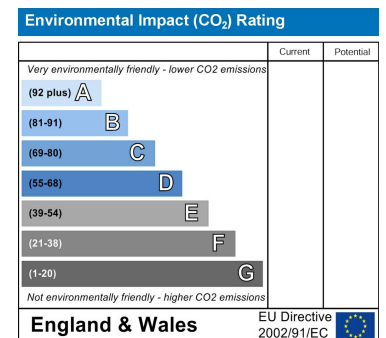
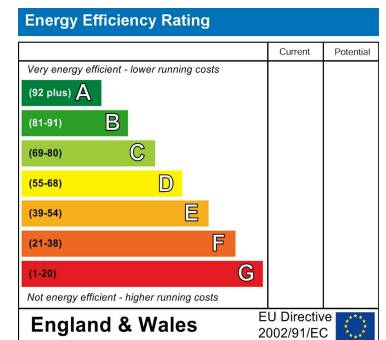


## Floor Plan

## Area Map



## Energy Efficiency Graph



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