



Manor Way, £160,000

- No Onward Chain
- Extended Semi-Detached Bungalow
- Ideal First Time Purchase or Down-Size
- Attractive Front & Rear Gardens
- EPC Rating: E
- Council Tax Band: C



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About the property

Offered for sale with no onward chain, this well-presented 3-bedroom bungalow is situated in the popular Manor Way area of Briton Ferry. Offering excellent potential, this home is ideally suited to those looking to downsize, first-time buyers and anyone seeking the convenience of single-storey living.

The property enjoys excellent access to local woodland walks, Aberavon Seafront and the Brecon Beacons National Park, while benefiting from convenient transport links via the M4 corridor, A465 and mainline rail and bus services in Neath town centre.

The home is approached via an attractive front garden, with steps leading to the entrance and side access to the enclosed rear garden. The rear garden features a generous patio, lawned areas, vegetable beds, a substantial garden shed, and pleasant views across the Neath Valley.

Internally, the property comprises an entrance hallway leading to a spacious living room and a generous kitchen/dining room. To the front of the property are two double bedrooms, a family bathroom, and a versatile third bedroom or second reception room with patio doors opening onto the rear patio and garden.

There is a generous loft space, similar to many neighbouring properties on Manor Way, which offers excellent potential for conversion into additional living accommodation, subject to the necessary planning permission and building regulations.

Internal viewing is highly recommended to fully appreciate the space, versatility and future potential.

Accommodation

Entrance Hallway

Bedroom One

Bedroom Two

Bedroom Three/Rec Room Two

Bathroom

Living Room



Kitchen / Diner

Front & Rear Gardens

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 73.4 m² (790 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.