



Llys Dwfnant, Melincourt,  
Neath, Neath Port Talbot, SA11 4BH.

Offers in the Region Of £154,999



\*\*\*\*Exclusive with Abbey Residential Agents\*\*\*\*

If you are interested in this home, please call us to arrange a viewing of the home.

Abbey Residential Agents are proud to offer for sale by private treaty this well presented three bedroom semi detached family home in the semi-rural village location of Melincourt. This family home has been tastefully decorated throughout in a neutral colour scheme and a well appointed family kitchen/diner with integrated appliances. Enclosed rear garden with hillside views. We strongly recommend internal of this home.

To the ground floor there is an entrance hall, lounge, kitchen/diner with fitted units. To the first floor there are three bedrooms and a family bathroom. Externally there are front and rear gardens.

### Entrance

via front door into the home with a side pane to the front.

### Hall

Laminated flooring, radiator, plain plastered ceiling with coving, understairs cupboard. Door into the lounge. Door into the kitchen/diner.

### Lounge

13' 4" x 11' 10" (4.06m x 3.60m)

Triple glazed window to the rear aspect, plain plastered ceiling with coving, radiator, focal surround.

### Kitchen/Diner

20' 0" x 9' 10" (6.09m x 2.99m)

Triple glazed window to the front and rear aspect, plain plastered ceiling with integrated spotlights, laminated flooring, radiator. A range of fitted wall and base units inset one and a half sink unit, brick effect tiled splash backs. Under lights to the wall units. Inset lamona gas hob and electric oven. Integrated fridge/freezer, radiator. Integrated

washing machine. Half frosted pvc door to the rear aspect.

### First Floor Landing

Plain plastered ceiling with coving. Triple glazed window to the front aspect. Access to the loft which is partially boarded.

### Bedroom One

14' 0" x 11' 8" (4.26m x 3.55m)

Triple glazed window to the rear aspect, radiator, plain plastered ceiling with coving.

### Bedroom Two

13' 9" x 9' 10" (4.19m x 2.99m)

Triple glazed window to the rear aspect, radiator, plain plastered ceiling with coving.

### Bedroom Three

8' 4" x 9' 0" (2.54m x 2.74m)

Triple glazed window to the front aspect, radiator, plain plastered ceiling with coving, storage cupboard.



### Family Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

Frosted triple glazed window to the side aspect, plain plastered ceiling with coving. Fully tiled to walls, chrome towel rail. Cupboard housing boiler with linen storage. A suite consists of panelled bath, pedestal wash hand basin, toilet, shower over the bath, shower screen.

### Garden

To the front there is central path to the front with a walled frontage and two sections of laid to lawn. Pathway to the left hand side leading into the rear garden. To the rear there is a full width patio and an enclosed laid to lawn. Outbuilding for storage and a toilet.

### Tenure - Freehold

Please check the tenure with your solicitor.

### Council Tax - B

### Energy Performance Certificate

Current - 69 - C Potential - 87 - B - Total Floor Area 83 square metres. Certificate Number 2190-29992-

0150-5009-8025 Valid until 2nd March 2035. Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

### Viewing by appointment with the selling agent.

Please contact ourselves to arranging a viewing of the home.

### Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may

wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

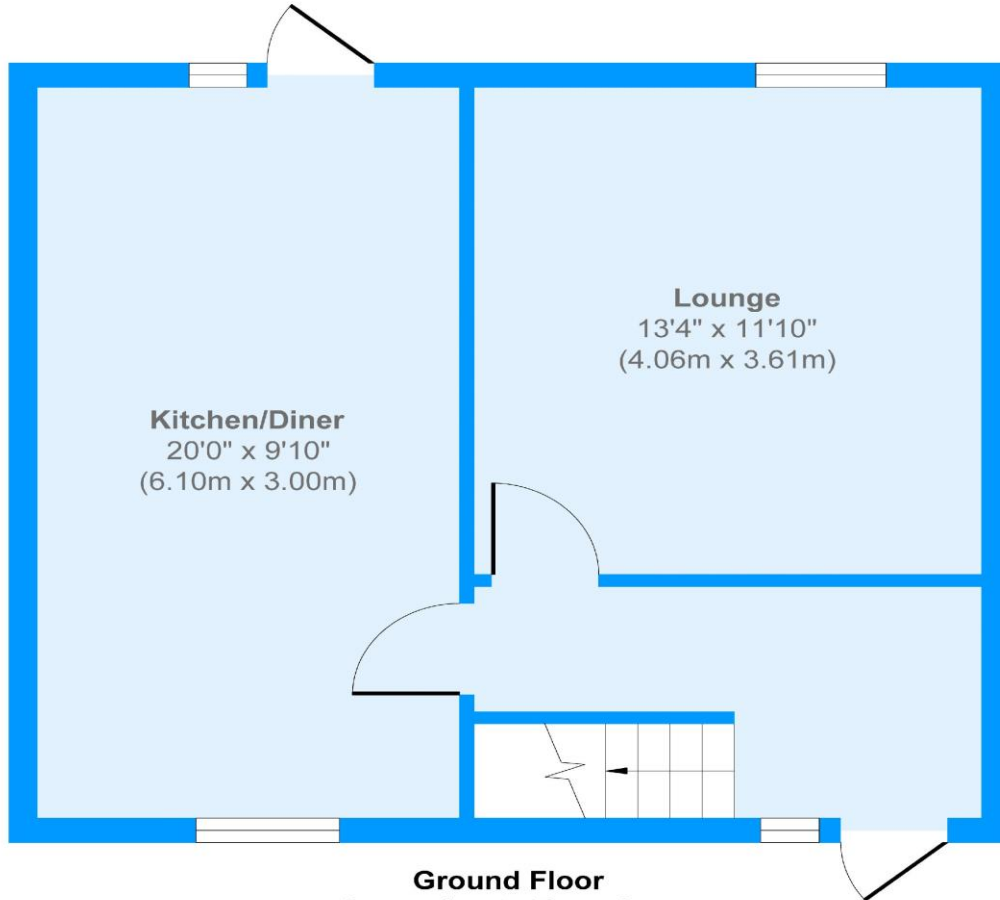




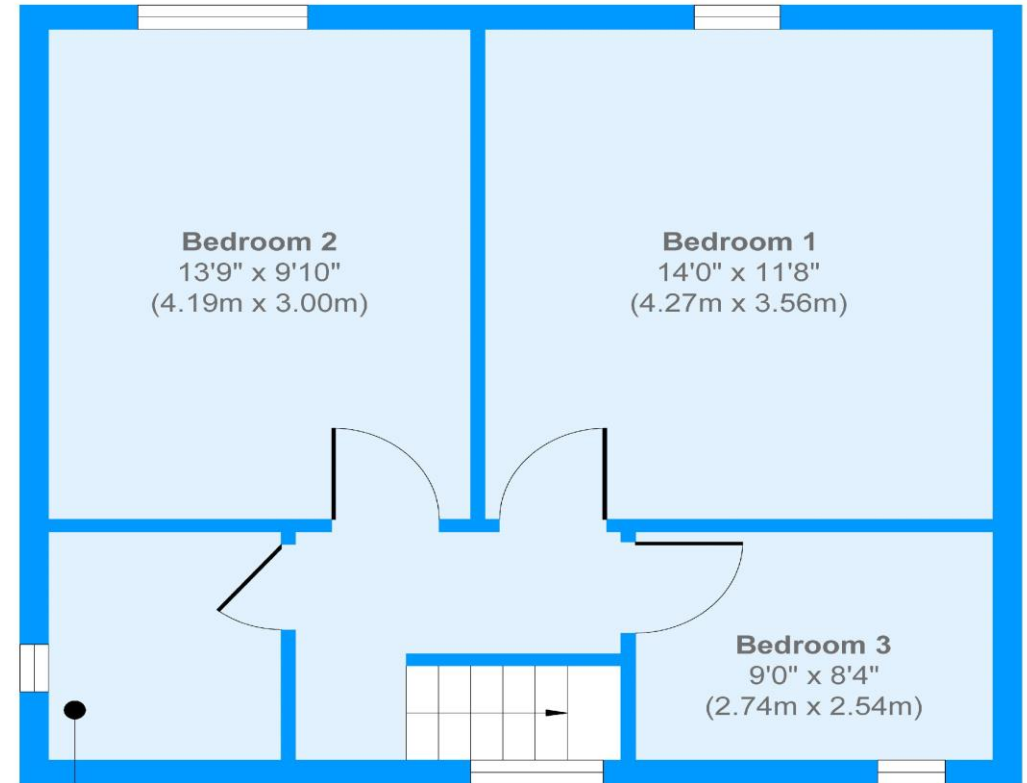




## Llys Dwfnant, Melincourt, Neath, SA11 4BH



**Ground Floor**  
**Approximate Floor Area**  
**440 sq. ft**  
**(40.87 sq. m)**



**Family Bathroom**  
6'6" x 5'5"  
(1.98m x 1.65m)

**First Floor**  
**Approximate Floor Area**  
**440 sq. ft**  
**(40.87 sq. m)**

**Approx. Gross Internal Floor Area 880 sq. ft / 81.74 sq. m**  
Produced by Elements Property



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