



Morgans Road, Melyn,
Neath, Neath Port Talbot, SA11 2EH.

Offers in the Region Of £99,950

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

If you are interested in this home, please contact us verbally to arrange an appointment. Click the link of the virtual tour to view the home in the comfort of your own home.

Abbey Residential Agents are proud to offer for sale by private treaty this freehold, one double bedroom middle link bungalow on a level location in the Melyn area of Neath. Good road links into Neath and Briton Ferry. In our opinion we would strongly recommend internal viewing of this home to avoid any disappointment. Vacant Possession with No Onward Chain. The accommodation consists of an entrance hall, lounge, one double bedroom, storage room or possible study, well appointed modern fitted kitchen and a shower room. Externally there are front and rear gardens. Driveway to the front of the home.

Entrance

via pvc door into the hall.

Hall

Laminated flooring, door into the lounge.

Lounge

13' 9" x 12' 0" (4.19m x 3.65m)

Double glazed window to the front aspect, radiator, plain plastered ceiling.

Bedroom One

11' 10" x 9' 8" (3.60m x 2.94m)

Double glazed window to the front aspect, textured ceiling, laminated flooring, radiator.

Inner Hall

Side pvc door into the rear garden, access to the loft, door into the shower room, access into the study, door into the kitchen.

Kitchen

10' 0" x 9' 9" (3.05m x 2.97m)

Double glazed window to the rear aspect, plain plastered ceiling, wall mounted boiler. A range of

fitted wall and base units inset stainless steel sink unit, plumbed for a washing machine, integrated fridge/freezer. Inset gas hob, electric oven, extractor fan, stainless steel splashback, radiator. Storage cupboard.

Storage Room or Study

6' 0" x 6' 10" (1.83m x 2.08m)

Frosted window to the shower room, radiator.

Shower Room

5' 6" x 6' 10" (1.68m x 2.08m)

Frosted double glazed window to the rear aspect, radiator. A suite consists of toilet, vanity unit inset sink unit, shower cubicle.

Garden

To the front there is a walled frontage with gate access leading to the front of the home and to the side there are gates leading to the driveway. Low maintenance garden. To the rear there is enclosed rear yard with rear gate access. Storage shed.

Council Tax - A



Tenure - Freehold

Please check the tenure with your solicitor.

Energy Performance Certificate

Current - 72 - C Potential 91 - B Total Floor Area 41 square metres, Certificate number - 1600 - 3296 - 0222 - 1326 - 3743 Valid until 22ND MARCH 2034 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

Please contact us to arrange a viewing of the home.

Disclaimer

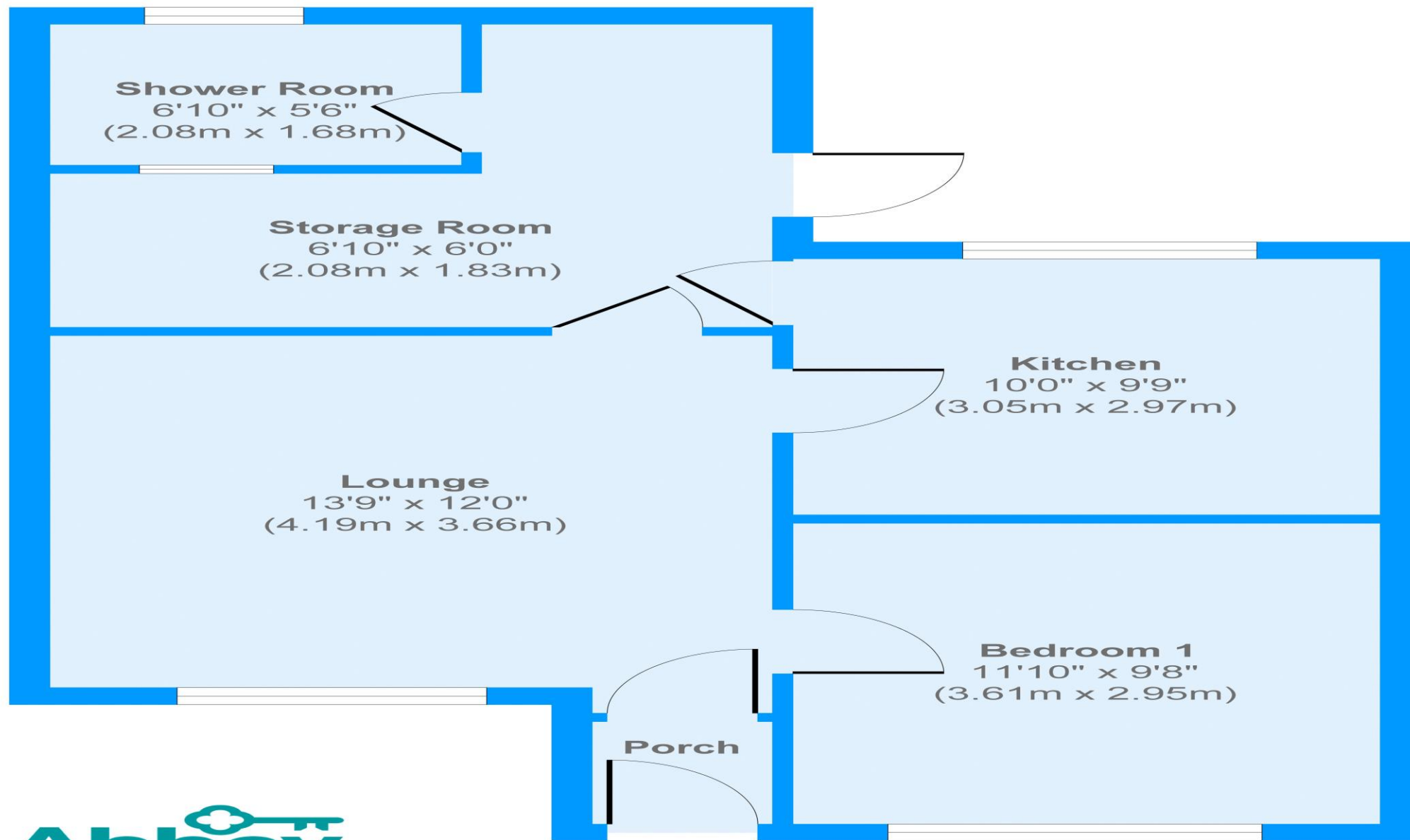
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons 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.





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Floor Plan

Approx. Gross Internal Floor Area 549 sq. ft / 51.00 sq. m

Produced by Elements Property

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