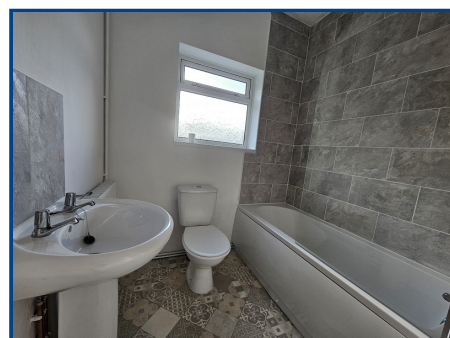
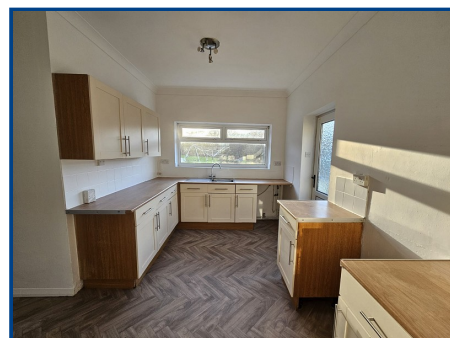
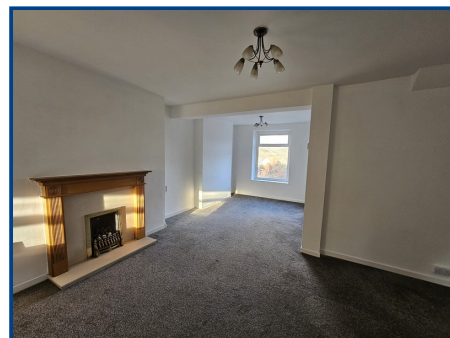


**Hill Street
Melincourt
Neath
Neath Port Talbot.**

Price £130,000



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- LOUNGE / DINER
- KITCHEN / DINER
- BATHROOM
- MODERNISED
- IDEAL FIRST PURCHASE / DOWNSIZE TO
- NO CHAIN



General Description

Situated in the sought-after location of Melin Court, Neath Valley, this impressive semi-detached property offers a wonderful blend of modern style and practical living. Having been recently modernised, the home boasts a contemporary new kitchen, stylish bathroom, and fresh flooring throughout, providing a comfortable space ready for immediate occupation.

Hill Street, Melincourt, Neath, Neath Port Talbot.

Property Description

Situated in the picturesque Neath Valley, this beautifully modernised semi-detached home is the perfect blend of comfort and convenience. Situated on Melin Court, the property has undergone recent renovations, boasting a sleek new kitchen, a contemporary bathroom, and fresh flooring throughout—providing a stylish setting ready for immediate occupation.

The spacious layout is complemented by an enclosed, low-maintenance rear garden, ideal for relaxing evenings, entertaining guests, or providing a safe play space for children and pets. The property has been thoughtfully upgraded to offer a modern lifestyle while retaining the warmth and charm of a traditional home.

Melin Court is a tranquil enclave with easy access to the stunning landscapes of the Neath Valley, renowned for its scenic waterfall, walking and cycling routes. The nearby towns of Neath and Port Talbot offer a wide selection of shops, restaurants, and cultural attractions. Excellent local schools and healthcare facilities ensure all practical needs are catered for, while seamless transport links provide simple commutes to Swansea, Cardiff, and beyond.

This property presents a wonderful opportunity for families and professionals alike, looking to establish a home in a sought-after area close to both amenities and the natural beauty of South Wales. An internal viewing is highly recommended to fully appreciate everything this delightful home has to offer—arrange your visit today.

Hallway (10' 0" x 6' 02") or (3.05m x 1.88m)

Entrance to hallway, staircase leading to the 1st floor. Wall mounted consumer unit, radiator, laminate flooring.

Kitchen/Diner (15' 01" x 13' 05" x 12' 11") or (4.60m x 4.09m x 3.94m)

Window to the rear, door to the side giving access to the front & rear garden. A range of wall & base fitted

units with sink & work top over. Space for a gas cooker, plumbing for a washing machine, vinyl flooring, radiator.

Lounge (15' 11" x 10' 07" x 9' 7") or (4.85m x 3.23m x 2.92m)

Window to the front & window overlooking the kitchen. Wooden fire surround with inset gas fire, radiator. Newly fitted carpet, storage cupboard housing gas meter.

Inner Hall (2' 09" x 2' 06") or (0.84m x 0.76m)

Inner hall. Door to.

Bathroom (7' 01" x 6' 06") or (2.16m x 1.98m)

Frosted window to the rear, panelled bath with shower over with glass screen. Hand basin, low-level WC, vinyl flooring, radiator.

First Floor Accomodation (7' 05" x 3' 01") or (2.26m x 0.94m)

Landing area, attic entrance. Doors to.

Bedroom 1 (11' 06" x 9' 07") or (3.51m x 2.92m)

Windows to the front, radiator.

Bedroom 2 (11' 05" x 7' 04") or (3.48m x 2.24m)

Window to the rear, radiator. Airing cupboard with radiator.

Bedroom 3 (8' 00" x 7' 05") or (2.44m x 2.26m)

Window to the rear, radiator.

External

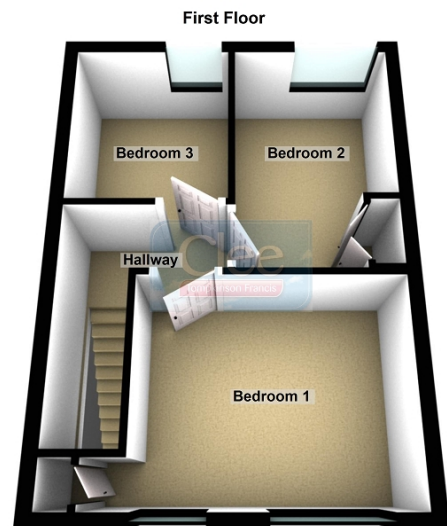
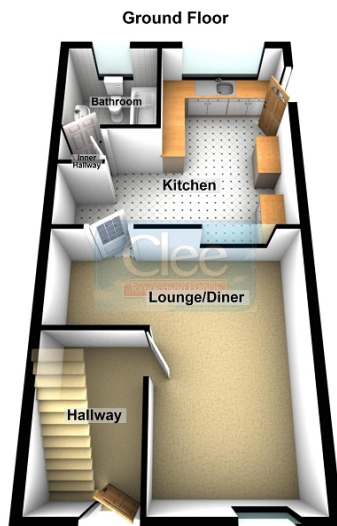
Enclosed low maintenance paved rear garden, with side gated access to the front. External lighting & water supply. Over looking the park.

Tenure

Not Specified

Council Tax

B



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.