



Gored Terrace, Melincourt,
Neath, Neath Port Talbot, SA11 4BE.

Offers in the Region Of £124,999

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

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

Abbey Residential Agents are proud to offer for sale by private treaty this well presented two-bedroom middle terraced family home set in a semi-rural location in the village location of Melincourt. This home has neutral colour scheme throughout and we strongly recommend internal viewing of the home. Vacant Possession with No Onward Chain. A short car journey in the local town of Neath, situated on a bus route and within countryside walks. Easy access of the Melincourt Waterfalls.

The accommodation consists of an entrance hall, open plan lounge, modern fitted kitchen with French doors into the rear garden To the first floor there are two bedrooms and a newly appointed four piece family bathroom. Externally there is a forecourt front garden and and tiered rear garden of a reasonable size.

Entrance

via pvc door into the hall.

Hall

Tiled Floor, radiator. Feature curved art decor door into the lounge.

Lounge

20' 8" x 15' 1" (6.29m x 4.59m)

Double glazed window to the front aspect, plain plastered ceiling, double radiator, single radiator. Double glazed window to the rear aspect, single radiator. Double glazed window to the rear aspect, single radiator. Step up to the open plan staircase which leads to the first floor. Two storage areas under the staircase. Step up the kitchen.

Kitchen

14' 0" x 8' 5" (4.26m x 2.56m)

Double glazed french doors opening to the side into the rear garden. Stable door into the side aspect. Plain plastered ceiling. Glas bricks giving light into the kitchen. Tiled floor. A range of fitted wall and base units inset stainless steel sink unit, inset four

ring gas hob, oven, extractor fan. Brick effect tiled splash backs. Space for a washing machine. Wall mounted boiler.

First Floor Landing Area

Double glazed window to the rear aspect, textured ceiling, shelving area. Doors off to the bedrooms and a family bathroom.

Bedroom One

11' 6" x 8' 9" (3.50m x 2.66m)

Double glazed window to the rear aspect (Tilt and turn), radiator, plain plastered ceiling with spot lights, fitted wardrobe, further storage with shelves.

Bedroom Two

8' 0" x 6' 6" (2.44m x 1.98m)

Double glazed window to the front aspect (tilt and turn), textured ceiling, access to the loft, radiator.

Family Bathroom

6' 6" x 9' 8" (1.98m x 2.94m)

Frosted double glazed window to the rear aspect, plain plastered ceiling with spot lights, chrome towel rail, vinyl flooring. A well appointed four piece



family bathroom suite inset panelled bath, shower cubicle, vanity unit inset sink unit and storage space, push button toilet, partial tiled to walls.

Garden

To the front there is a walled frontage with an entrance gate giving access to the front door. Shingle area to the forecourt. To the rear there is a forecourt with steps up the first timer which is a patio, then to a water feature with lawned area step up the a raised patio area with then a further area laid to lawn. Outside light. Outside water tap supply.

Tenure - Freehold

Please ask your solicitor to check the tenure of the home.

Council Tax - B

Energy Performance Certificate

Current - 67 - D Potential - 89 - B Total Floor Area 69 square metres Certificate Number - 8353-7620-5159-0448-2996 Valid until 19th October 2027 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

Please contact us to arranging a view of the home.

Disclaimer

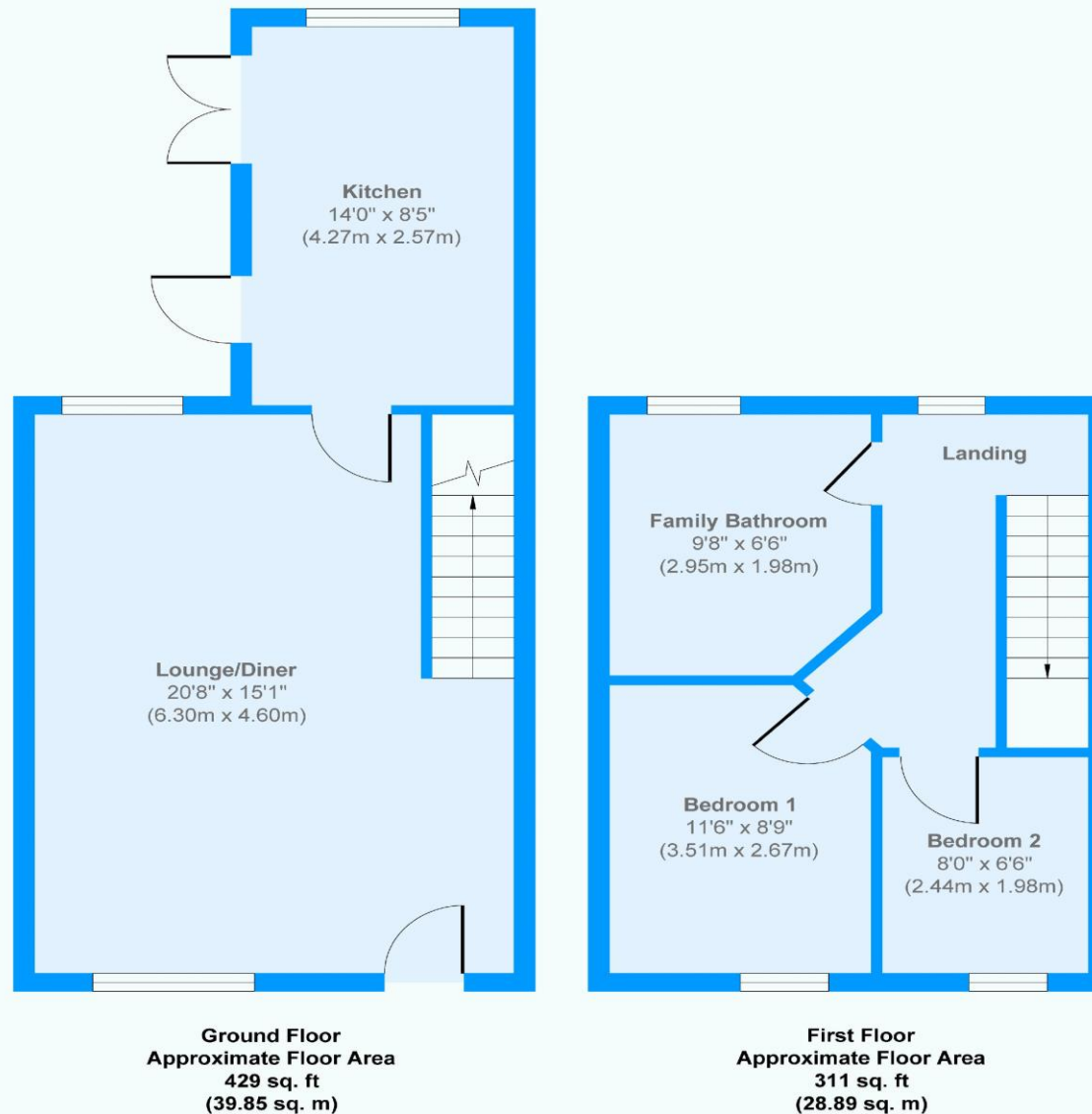
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons 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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Approx. Gross Internal Floor Area 740 sq. ft / 68.74 sq. m

Produced by Elements Property



Abbey Residential Agents Office
Tel: 01639 641994

3 Old Town Hall New Street Neath Glamorgan SA11 1RT
enquiries@abbeyresidentialagents.co.uk
www.abbeyresidentialagents.co.uk