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17 Cae Morfa

Neath,
Neath Port Talbot,
SA10 6EE

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Asking price

O.I.R.O £199,950

A beautifully presented two-bedroom semi-detached home situated in the highly sought-after residential area of Cae Morfa, offering off-road parking via driveway.

Two double bedrooms

Newly fitted kitchen

Groundfloor wc

Off-road parking for two cars

Landscaped garden





The property is the perfect opportunity for first-time buyers. Ideally positioned with excellent access to the M4 corridor, and close to local schools, shops and amenities.

Upon entering, you are welcomed into a bright entrance hallway providing access to the ground floor WC, kitchen, and living area. A cleverly designed built-in cupboard offers space for a washing machine along with practical shelved storage.

The ground floor WC is a convenient and neatly presented space, fitted with a WC and hand basin, tiled flooring, and a radiator.

Located to the front of the property, the kitchen has been recently updated by the current owners and features a modern range of matching base and wall units. The room benefits from tiled flooring and space for freestanding appliances, including a fridge freezer and dishwasher. There is also a freestanding wine cooler, integrated electric oven, and induction hob. A front-facing window provides natural light, and the gas combination boiler is also housed here.

The living/dining room is a generous and versatile space, currently arranged as a lounge/diner. It features luxury vinyl tile flooring and is filled with natural light from uPVC patio doors leading to the rear garden, along with additional uPVC windows. Two radiators ensure comfort, and the staircase to the first floor is conveniently located within this room.

The stairs and landing are carpeted and lead to the first-floor accommodation.

Bedroom One, positioned at the front of the property, is a spacious double room with ample space for larger furniture. Two uPVC windows allow plenty of natural light, and there is one radiator.

Bedroom Two, located to the rear, is another generous double bedroom featuring luxury vinyl tile flooring, built-in wardrobes, and additional storage. A uPVC window overlooks the rear garden, and the room is served by one radiator.

Externally, the rear garden has been landscaped by the current owners to create a low-maintenance, enclosed outdoor space

bordered by fencing. It features a patio area and a raised decking section ideal for seating and entertaining. The decking benefits from built-in spotlights controlled via remote, along with external power sockets. A side gate provides access to a shared pathway leading to the driveway.





Directions

For Satnav users SA10 6EE.

Tenure

Leasehold

Services

All main services.
Council Tax Band B
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

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Energy performance certificate (EPC)

17 Cain Morfa NEATH SA10 6EE	Energy label: C	Valid until: 19 February 2036
	Check code: neath001	Call centre number: 01639 639541

Property type: Semi-detached house
Total floor area: 55 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/energy-ratings-for-landlords-on-the-regulations-and-exemptions\)](#)

Energy rating and score

This property's energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)



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