



## Morgans Terrace, £125,000

- No On Going Chain
- Jaw Dropping Views
- Ideal Investment
- Opportunity To Improve!
- Sought After, Semi-Rural Location
- EPC Rating: Awaited



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## About the property

Available for sale with no on-going chain is this three story, family home or investment within Pontrhydyfen! Offering an excellent opportunity for buyers seeking a home they can truly make their own. With great links to amenities including high street stores, bars and restaurants within Neath and Port Talbot town centres alongside renowned schools from primary to College!

This semi-detached home is approached via a hard-standing, for the luxury of off-street parking, to the front. With side access available through to an enclosed rear garden! Internally, the property flows through three-story living from three bedrooms and a bathroom to the first floor, a modern fitted kitchen and sitting room to the ground floor and utility space and a further two reception rooms on the lower ground floor!

Internal viewings are highly recommended to truly appreciate this lovely home!

## Accommodation

### Entrance Hallway

### Lounge

14' 4" x 10' 3" ( 4.37m x 3.12m )

Ground Floor

### Kitchen

12' 7" x 11' 2" ( 3.84m x 3.40m )

Ground Floor



## First Floor Landing

### Bedroom One

11' 7" Max x 9' 4" ( 3.53m Max x 2.84m )

### Bedroom Two

10' 1" x 9' 3" ( 3.07m x 2.82m )

### Bedroom Three

10' 1" x 8' 7" ( 3.07m x 2.62m )

### Bathroom

## Lower Ground Floor:

### Lounge

15' 1" x 11' 1" ( 4.60m x 3.38m )

### Utility Room

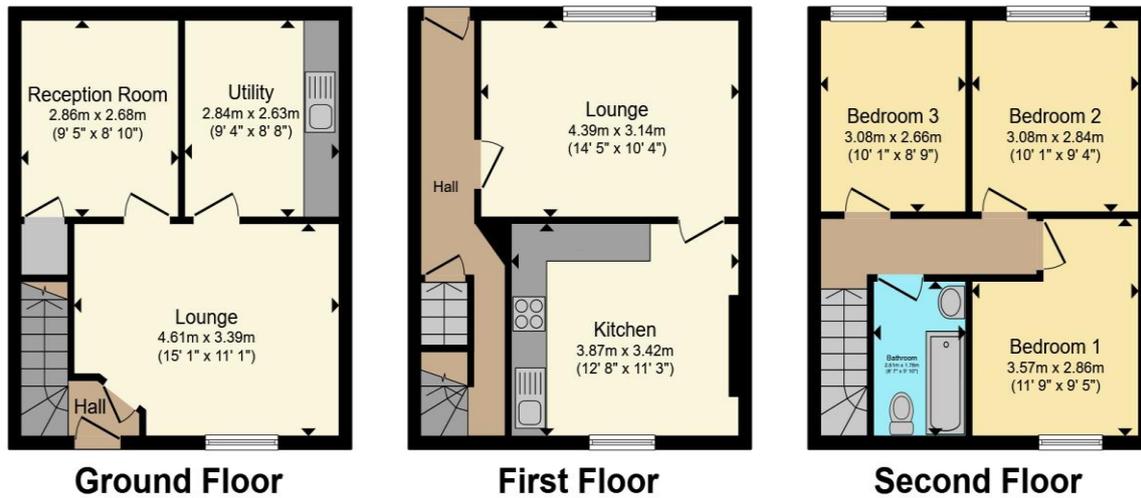
9' 3" x 8' 6" ( 2.82m x 2.59m )

### Reception Room

9' 4" x 8' 8" ( 2.84m x 2.64m )

### Front & Rear Gardens

## Floorplan



Total floor area 107.6 m<sup>2</sup> (1,158 sq.ft.) approx

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