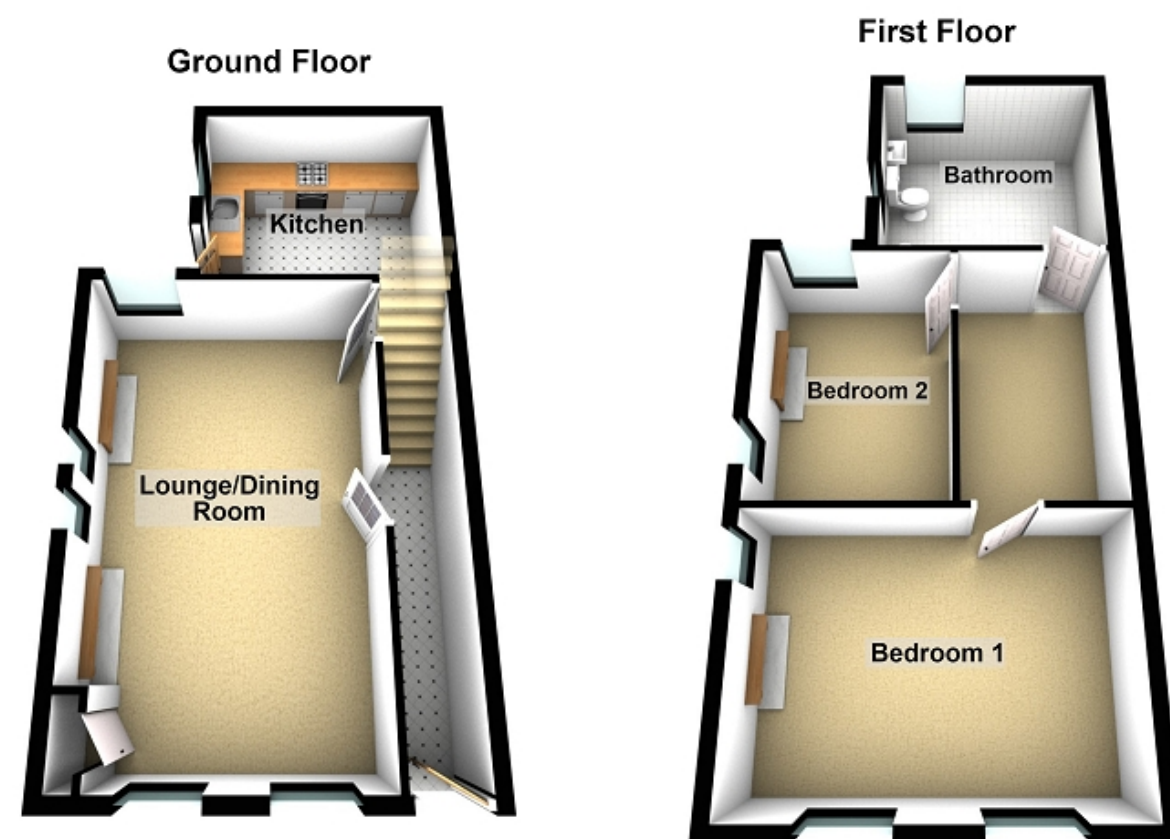
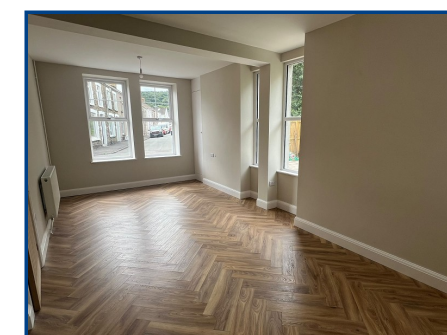




**Morgans Terrace
Neath
Neath Port Talbot.**

Price **£159,950**



- END TERRACED PROPERTY
- 2 DOUBLE BEDROOMS
- REFURBISHED THROUGHOUT
- OFF ROAD PARKING
- SPACIOUS GARDEN
- SOLD WITH NO CHAIN
- IDEAL FIRST TIME BUY
- CONVENIENT LOCATION

General Description

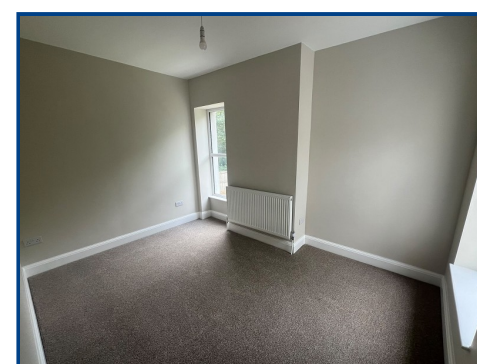
Nestled in the heart of Neath, this beautifully refurbished end terrace home offers the perfect blend of comfort, style, and convenience. Boasting two spacious double bedrooms and a stylish contemporary bathroom, this property has been thoughtfully updated and maintained to an excellent standard throughout, making it ideal for first-time buyers, young families, or those seeking a modern haven to call home.

The light-filled living spaces provide a welcoming atmosphere, while the sleek modern finishes add a touch of luxury to everyday living. Step outside to discover a generously sized garden, complete with a patio area perfect for entertaining and a lush lawn offering a safe space for children or pets to play. As an added bonus, there is off-road parking to the side for two cars, providing rare and valuable convenience.

Tel: 01639 646 926

Email: neath@ctf-uk.com

Web: www.ctf-uk.com



Viewing: 01639 646 926

Website: www.ctf-uk.com

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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 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Property Description

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Neath itself is renowned for its vibrant community spirit and excellent amenities, including well-regarded schools, local shops, restaurants, and cafés. For those who enjoy the outdoors, the nearby Gnoll Country Park offers picturesque walking trails, beautiful gardens, and playgrounds for the whole family to enjoy. The town’s superb transport links allow easy access to Swansea, Port Talbot, and further afield, making this an excellent choice for commuters.

Don’t miss the opportunity to make this exceptional property your next home. Arrange a viewing today and experience the lifestyle on offer in this thriving corner of Neath.

Entrance

Entrance via newly fitted composite door to front, herringbone style laminated flooring, electric meters, staircase to the first floor.

Living/Dining Room (22' 3" x 10' 4") or (6.78m x 3.16m)

Natural sunlight is beautiful in this room benefiting from, double aspect windows to front, windows to side and rear, herringbone style laminated flooring, 2 x radiators, built in storage cupboard housing a gas combi boiler.

Kitchen (9' 8" x 11' 2") or (2.94m x 3.41m)

A modern newly fitted kitchen with a range of wall and base units with work tops over, integrated oven with 4 ring electric hob and extractor fan over, ceramic sink unit, herringbone style laminated flooring, radiator, under stairs space, window to side, door to side leading out to garden.

First Floor Accommodation.

Loft access, doors leading to;

Bathroom (9' 8" x 11' 11") or (2.95m x 3.62m)

Panelled 'P' shaped bath with shower over, low level WC, vanity wash hand basin, part

tilled walls, frosted window to side, window to rear, heated towel rail.

Bedroom 2 (12' 4" x 9' 3") or (3.77m x 2.81m)

Window to side and rear, radiator.

Bedroom 1 (9' 6" x 15' 1") or (2.90m x 4.61m)

Double aspect window to front, window to side, radiator.

EXTERNALLY

To the side of the property there is off road parking for 2 vehicles.

To the rear there is a gated side access, patio seating area ideal for entertaining, raised lawn area.

Outbuilding providing plumbing for a washing machine & space for a tumble dryer.

Agents Note

Railway track situated behind the property.

Council Tax

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