



5, Ty Segur,  
Neath, Neath Port Talbot SA11 1YN

Offers in the Region Of £159,950



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

Abbey Residential Agents are proud to offer this opportunity to develop this detached residence which requires complete refurbishment throughout, set in a secluded plot with views over Neath.

Cash buyers only with proof funds requested to arranging an appointment. Vacant Possession with No Onward Chain.

### **Entrance**

via pvc door into the hall

### **Hall**

Staircase to the first floor.

### **Room One**

11' 3" x 9' 5" (3.43m x 2.87m)

Double glazed window to the front aspect.

### **Room Two**

9' 9" x 17' 6" (2.97m x 5.33m)

Double glazed window to both sides. Side half frosted pvc door.

### **Room Three**

13' 9" x 9' 2" (4.19m x 2.79m)

Double glazed window to the front aspect.

### **First Floor Landing**

### **Room Four**

14' 0" x 8' 4" (4.26m x 2.54m)

Double glazed window to the front aspect.

### **Room Five**

14' 1" x 9' 1" (4.29m x 2.77m)

Double glazed window to the front aspect.

### **Room Six**

10' 4" x 18' 3" (3.15m x 5.56m)

Double glazed window to the left hand side and right hand side. Frosted double glazed window to the right hand side.

### **Garden**

To the front and side there are good gardens.

### **Tenure - Freehold**

Please check the tenure with your solicitor.

### **Council Tax - C**

### **Viewing by appointment with the selling agents.**

Please contact ourselves to arrange a viewing of the home.

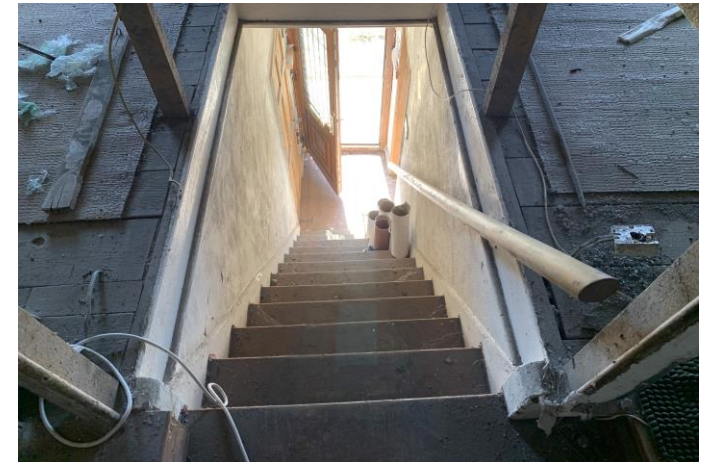
### **Disclaimer**

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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