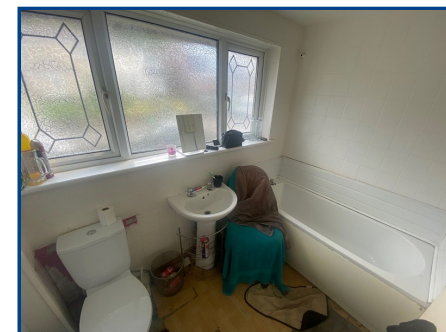


**Wembley  
Neath  
Neath Port Talbot.**

Price **£99,000**



- MID TERRACE PROPERTY
- 3 BEDROOMS
- LOUNGE & SITTING ROOM
- KITCHEN
- FIRST FLOOR BATHROOM
- REQUIRES MODERNISING THROUGHOUT
- NO CHAIN

**General Description**

**MID TERRACE!  
3 BEDROOMS  
COME & BOOK YOUR VIEWING.....**

Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

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## Wembley, Neath, Neath Port Talbot.

### Property Description

Positioned in the heart of Melyn Neath, this charming mid-terrace property presents an ideal opportunity for buyers seeking a well-located and versatile family home. Boasting three well-proportioned bedrooms, it offers ample space for growing families or those looking to start their journey on the property ladder.

The home is in fair condition, providing the perfect canvas for personalisation and modernisation to suit individual taste. On the first floor, the practical bathroom serves the bedrooms, supporting convenient family living.

To the rear, a securely enclosed garden provides a private setting—exciting opportunity for the new owner to create their own tranquil space. While the property does not feature a driveway, on-street parking is available.

Melyn Neath is a thriving community, offering a fantastic

blend of local amenities and transport links. The bustling town centre, with its diverse selection of shops, cafes, and supermarkets, lies within easy reach, as do reputable local schools and health facilities. For those who enjoy the outdoors, the picturesque Gnoll Country Park and Neath Canal walkways are close by, promising weekend adventures for walkers, cyclists, and families alike.

Commuters will appreciate the proximity to Neath railway station and the easy access to major road networks, making Cardiff, Swansea, and surrounding areas readily accessible.

Discover the potential of this mid-terrace home—schedule a viewing today and imagine the possibilities this inviting Melyn Neath property has to offer.

**Entrance Hall (10' 02" x 8' 11") or (3.10m x 2.72m)**

Entrance to sitting room, window to the front, staircase leading to the 1st floor, storage cupboard, radiator. Doors to.

**Lounge (12' 09" x 12' 02" ) or (3.89m x 3.71m)**

Window to the front, laminated flooring, wooden fire surround, radiator.

**Kitchen (10' 09" x 6' 07" ) or (3.28m x 2.01m)**

Window & door to the rear, giving access to the garden. Wall & base units, electric cooker point, tiled flooring. Wall mounted gas central heating boiler.

**First Floor Accomodation (14' 07" x 2' 10") or (4.45m x 0.86m)**

Landing area, window to the rear. Attic entrance, storage cupboards. Doors leading to.

**Bedroom 1 (10' 05" x 10' 01" ) or (3.18m x 3.07m)**

Window to the front, radiator.

**Bedroom 2 (8' 10" x 7' 06" ) or (2.69m x 2.29m)**

Window to the front, radiator, storage cupboard.

**Bedroom 3 (8' 09" x 6' 06" ) or (2.67m x 1.98m)**

Window to the rear, radiator.

**Bathroom (8' 04" x 5' 05" ) or (2.54m x 1.65m)**

Frosted window to the rear, panelled bath with shower over, hand basin, low-level WC. Partially tiled walls, radiator.

### External

Enclosed rear garden.

### Services

Mains drainage, mains gas, mains water, mains electricity

### Council Tax

B

