Hill Street
Melincourt
Neath

Price **£99,000**











- Three-bedroom semi detached property
- Ideal investment opportunity for landlords
- Ground floor family bathroom
- Three bedrooms to the first floor
- Convenient location close to local amenities
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General Description

EPC Rating: D59

Situated in the picturesque Neath Valley, this semi-detached home is the perfect blend of comfort and convenience. Situated in Melin Court, the property is being sold with a tenant in Situ.

Hill Street, Melincourt, Neath, Neath Port Talbot.

Property Description
Situated in the sought-after residential area of Hill Street, Melin Court, this three-bedroom home presents an excellent investment opportunity, offered for sale with a tenant in situ and generating immediate rental income.
Upon entering the property, you are welcomed into a lounge area. The lounge flows directly through to the kitchen, The kitchen offers ample storage and workspace, with convenient access to the rear of the property.
The ground floor also benefits from a well-appointed family bathroom.
To the first floor, the property comprises three bedrooms, offering flexible accommodation suitable for families, sharers, or continued rental use. Each room provides good natural light and practical proportions.
Located within easy reach of local amenities, transport links, and schools, this property combines convenience with strong investment potential. Being sold with a tenant in situ, it offers a ready-made addition to any rental portfolio with immediate return from day one.
Early enquiry is recommended to appreciate the opportunity on offer.

Entrance
Entrance to hallway, staircase leading to the 1st floor. Wall mounted consumer unit, radiator, laminate flooring.

Dining Room (10' 2" x 9' 5") or (3.09m x 2.88m)
Double glazed window to front, opening to

Lounge (10' 10" x 13' 11") or (3.30m x 4.25m)
Double glazed window to the front, Wooden fire surround with inset gas fire, radiator.

Kitchen (7' 10" x 9' 0") or (2.40m x 2.75m)
Double glazed window to the side rear, upvc rear door to side giving access to the rear garden. A range of wall & base fitted units with stainless sink unit with mixer tap over, work top. Space for a cooker, space for fridge freezer, plumbing for a washing machine, vinyl flooring, radiator.

First Floor
Landing area, attic entrance. Doors to.

Bedroom 1 (9' 2" x 11' 4") or (2.79m x 3.45m)
Double glazed windows to the front, radiator.

Bedroom 2 (8' 3" x 7' 2") or (2.51m x 2.19m)
Double glazed window to the rear, radiator.

Bedroom 3 (11' 5" x 7' 6") or (3.49m x 2.29m)
Double glazed window to the rear , radiator.

External
Enclosed low maintenance paved rear garden, with side gated access , Rear Garden is over looking the children's play park.

Bathroom (8' 4" x 8' 6") or (2.53m x 2.60m)

Additional Information
Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

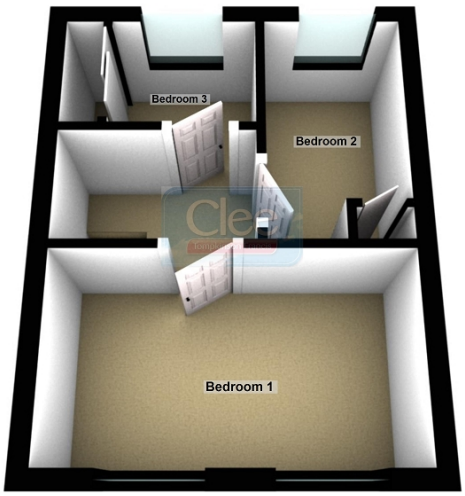
Tenure
Not Specified

Council Tax
B

Ground Floor



First Floor



Important notice

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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.