



## 90 Meadow Road, Neath, SA11 2AB

**Offers In The Region Of £64,950**

**\*Spacious Two-Bedroom Leasehold Apartment – Ideal First-Time Buy or Investment\***

This vacant, well-presented two-bedroom apartment offers spacious and comfortable living, with 84 years remaining on the lease. A welcoming hallway leads up to the main accommodation, which features two generous double bedrooms, a bright and airy living room perfect for relaxing or entertaining, a modern neutral-toned bathroom, and a homely kitchen with ample storage and workspace.

Conveniently located with easy access to Neath town centre and the M4 corridor, this property is ideal for commuters and those looking to be close to local amenities. Whether you're a first-time buyer or an investor, this apartment offers great potential in a sought-after location.

## Main dwelling



Enter through UPVC door into:

## Entrance hall



Storage area with stairs leading up to landing area.

## Landing 4'5" x 8'11" (1.36 x 2.74)



Door at top of stairs into landing, storage cupboard with radiator.

## Lounge 18'4" x 9'10" (5.61 x 3.01)

Windows x 3 to front, radiator.



**Lounge**



**Bedroom 2 9'4" x 15'3" (2.86 x 4.66)**



**Bedroom 1 17'10" x 9'6" (5.45 x 2.92)**



**Window to back x 2, cupboard housing boiler, radiator.**



**Window x 3 to front, radiator.**



### Kitchen/diner 9'3" x 13'2" (2.84 x 4.02)



A range of cream wall and base units with coordinating wood effect work surfaces, electric hob and oven with extractor fan over, stainless steel sink with drainer and mixer tap, spotlights to ceiling, laminate floor, window x 2 to the back and window to the side, radiator.



### Bathroom 6'8" x 5'5" (2.04 x 1.66)



Three piece white suite, laminate flooring, window to the back, radiator, and spotlights to ceiling.

### Drone



### Agents notes

Neath Port Talbot Council Tax Band: A  
Annual Price: £1,627

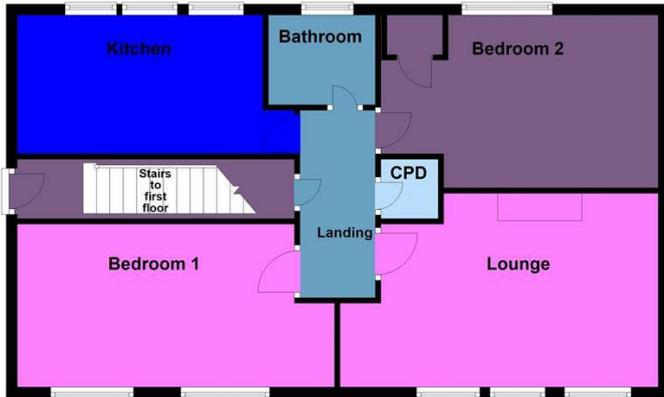
### Agents notes

Conservation Area :  
No  
Flood Risk:  
River : Very low  
Seas : Very low  
Floor Area:  
710 ft 2 / 66 m 2  
Plot size:  
0.07 acres  
Mobile coverage:

EE  
Vodafone  
Three  
O2  
Broadband:  
Basic  
5 Mbps  
Superfast  
41 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability:  
BT  
Sky  
Virgin

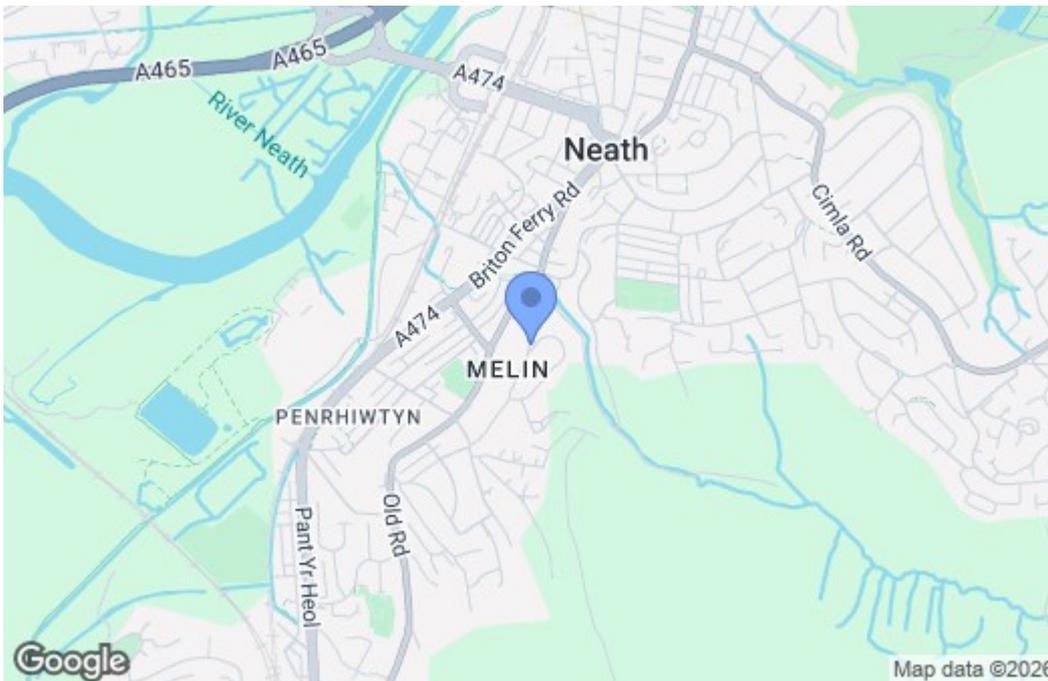
# Floor Plan

**Ground Floor**  
Approx. 78.9 sq. metres (848.8 sq. feet)

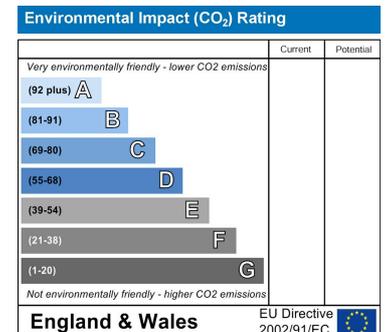
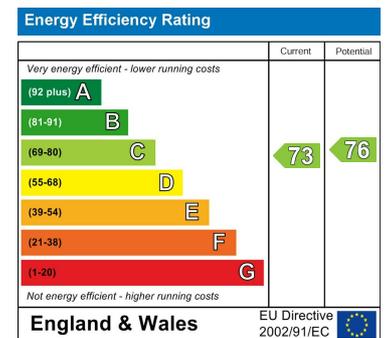


Total area: approx. 78.9 sq. metres (848.8 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.