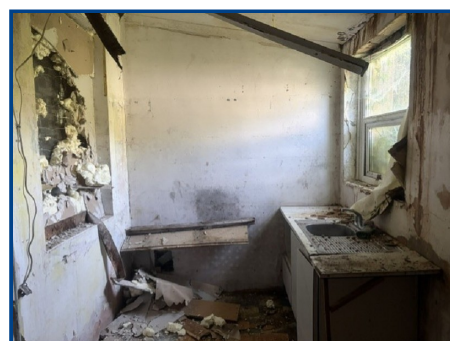


**Cecil Street
Neath
Neath Port Talbot.**

Price **£80,000**



- **END OF TERRACE**
- **REQUIRES RENOVATING THROUGHOUT**
- **3 BEDROOMS**
- **2 RECEPTION ROOMS**
- **ENCLOSED REAR GARDEN**
- **IDEAL INVESTMENT PROPERTY**
- **CLOSE TO NEATH TOWN CENTRE**



General Description

Property sits in the heart of Melyn, Neath, this end of terrace home presents an excellent opportunity for buyers seeking a rewarding renovation project. Offering three well-proportioned bedrooms and a ground floor bathroom, this property is in need of complete refurbishment throughout, making it ideal for those looking to put their own stamp on a spacious family home.

EPC Rating: E49

Property Description

Situated in the established area of Melyn, Neath, this end of terrace home presents an exciting opportunity for those seeking a renovation project. Offering three bedrooms and a ground floor bathroom, the property is ideal for buyers ready to invest time and imagination into transforming a home from the ground up.

The residence sits on a generous plot, boasting an enclosed rear garden ideal for outdoor living, with the unique advantage of additional land to the side, providing further scope for development or landscaping (subject to the necessary permissions). While the property is currently in very poor condition and requires full refurbishment throughout, its promising layout provides a blank canvas for creative minds.

Situated just a short distance from the vibrant centre of Neath, the location offers excellent access to a wealth of amenities. The nearby Neath town centre is rich with independent shops, supermarkets, cafes, and regular markets, while a selection of local schools and healthcare services are within easy reach. Outdoor enthusiasts will appreciate the proximity to Gnoll Country Park, with its scenic walking trails, landscaped gardens, and play areas. Excellent road links via the A465 Heads of the Valleys Road and nearby Neath railway station provide easy commuter connections to Swansea, Cardiff, and further afield.

With the combination of a sought-after location and tremendous potential, this property is a fantastic prospect for investors or ambitious homeowners. Arrange a viewing today and discover the possibilities that await in Melyn, Neath.

Hallway (11' 05" x 3' 02") or (3.48m x 0.97m)

Entrance to hallway, staircase leading to the 1st floor, radiator.

Sitting Room (10' 05" x 10' 03") or (3.18m x 3.12m)

Window to the front, radiator.

Lounge (11' 08" x 11' 00") or (3.56m x 3.35m)

Window to the rear, radiator.

Kitchen/Diner (8' 03" x 8' 00") or (2.51m x 2.44m)

Window to the rear, sink unit. Wall mounted gas central heating boiler, under stairs storage cupboard, radiator.

Inner Hall (7' 06" x 2' 09") or (2.29m x 0.84m)

Storage cupboard, door access to the rear garden.

Bathroom (7' 06" x 5' 08") or (2.29m x 1.73m)

Frosted window to the side, bath, hand basin, low-level WC, radiator.

First Floor Accomodation (13' 02" x 5' 06") or (4.01m x 1.68m)

Landing area, attic entrance. Doors leading to.

Bedroom 1 (15' 07" x 10' 01") or (4.75m x 3.07m)

Windows to the front, wall mounted electric heater.

Bedroom 2 (11' 11" x 9' 04") or (3.63m x 2.84m)

Window to the rear.

Bedroom 3 (8' 08" x 8' 01") or (2.64m x 2.46m)

Window to the side, wall mounted electric heater.

External

Enclosed rear garden.

Agents Note

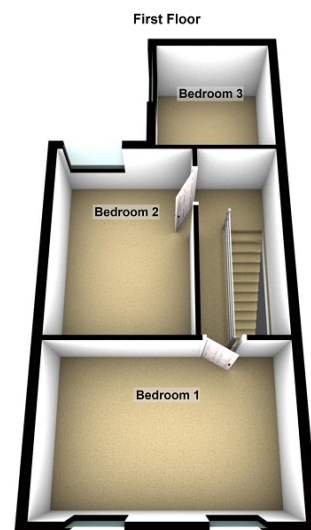
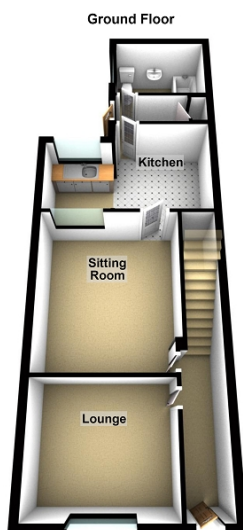
Additional land to the side of the property to be included.

Tenure

Freehold

Council Tax

B



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.