



Wellfield, Melincourt,  
Neath, Neath Port Talbot, SA11 4AU.

Offers in the Region Of £145,000

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

If you are interested in this home, please contact ourselves verbally.

Abbey Residential Agents are proud to offer this well proportioned three bedroom plus attic room semi detached family home set in the semi-rural location of Melincourt.

Close to the Melincourt waterfalls and good road access into the village of Resolven. Close to the A465 and local amenities in the village of Resolven. This home is offered with vacant possession and no onward chain. We strongly recommend internal viewing of this family home.

To the ground floor there is an entrance porch, lounge, dining room, kitchen with fitted units, downstairs family bathroom and a utility room. To the first floor there are three bedrooms and a further staircase to the attic room with views of the surrounding countryside. Externally there is an enclosed rear garden, Garage.



### Entrance

via aluminium glazed door into the porch.

### Porch

Frosted pane to the front and side aspect, laminated flooring. Door into the lounge/diner.

### Lounge

13' 6" x 15' 0" (4.11m x 4.57m)

Double glazed bay window to the front aspect, double radiator, textured ceiling. Arch into the dining room.

### Dining Room

11' 3" x 14' 4" (3.43m x 4.37m)

Double glazed french doors opening into the rear courtyard, textured ceiling, open plan staircase to the first floor, double radiator.

### Kitchen

14' 2" x 8' 2" (4.31m x 2.49m)

Double glazed window to the side aspect, tiled floor. Space for a fridge/freezer, double radiator. A range of fitted wall and base units inset stainless steel sink unit, cooker point, space for fridge/freezer, plumbed



for a washing machine, panelled walls. Half frosted pvc door to the side utility room. Door into the downstairs family bathroom.

### Downstairs Family Bathroom

11' 5" x 7' 4" (3.48m x 2.23m)

Frosted double glazed window to the rear aspect. Tongue and groove to the ceiling, fully tiled to walls, radiator. A four piece suite consists of toilet, panelled bath, shower area, sink unit with storage beneath. Glass brick feature to the shower.

### Utility Room

11' 11" x 4' 6" (3.63m x 1.37m)

Frosted double glazed window to the side aspect, half frosted pvc door to the front, radiator. Wall unit with sink unit.

### First Floor Landing

Doors off to the three bedrooms, textured ceiling. Staircase to the attic room.

### Bedroom One

9' 5" x 13' 0" (2.87m x 3.96m)

Two aluminium windows to the front aspect, radiator, textured ceiling, fitted wardrobes.



### Bedroom Two

11' 3" x 9' 0" (3.43m x 2.74m)

Double glazed window to the rear aspect, radiator, fitted wardrobes, stained floorboards, textured ceiling.

### Bedroom Three

11' 9" x 8' 3" (3.58m x 2.51m)

Double glazed window to the rear aspect, radiator, textured ceiling, sliding cupboard leading to the baxi boiler.

### Attic Room

10' 0" x 14' 7" (3.05m x 4.44m)

Two sky lights to the front aspect, eaves storage, storage heater.

### Garden

To the front there is a walled frontage with an entrance gate leading to the pathway to the front door and side passage with a gate into the rear garden. To the rear there is a courtyard, outside water tap supply. Steps up to a patio area and an area laid to lawn. Further steps up to the side door into the garage. Door into the lane.



### Garage

#### Tenure - Freehold

Please check the tenure with your solicitor.

#### Energy Performance Certificate

Current - 51 - E Potential - 97 - A Total Floor Area 97 square metres Certificate Number - 2190 - 2895 - 0170 - 9004 - 2021 Valid until 21st May 2031 Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

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

Please contact ourselves for an appointment to view 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



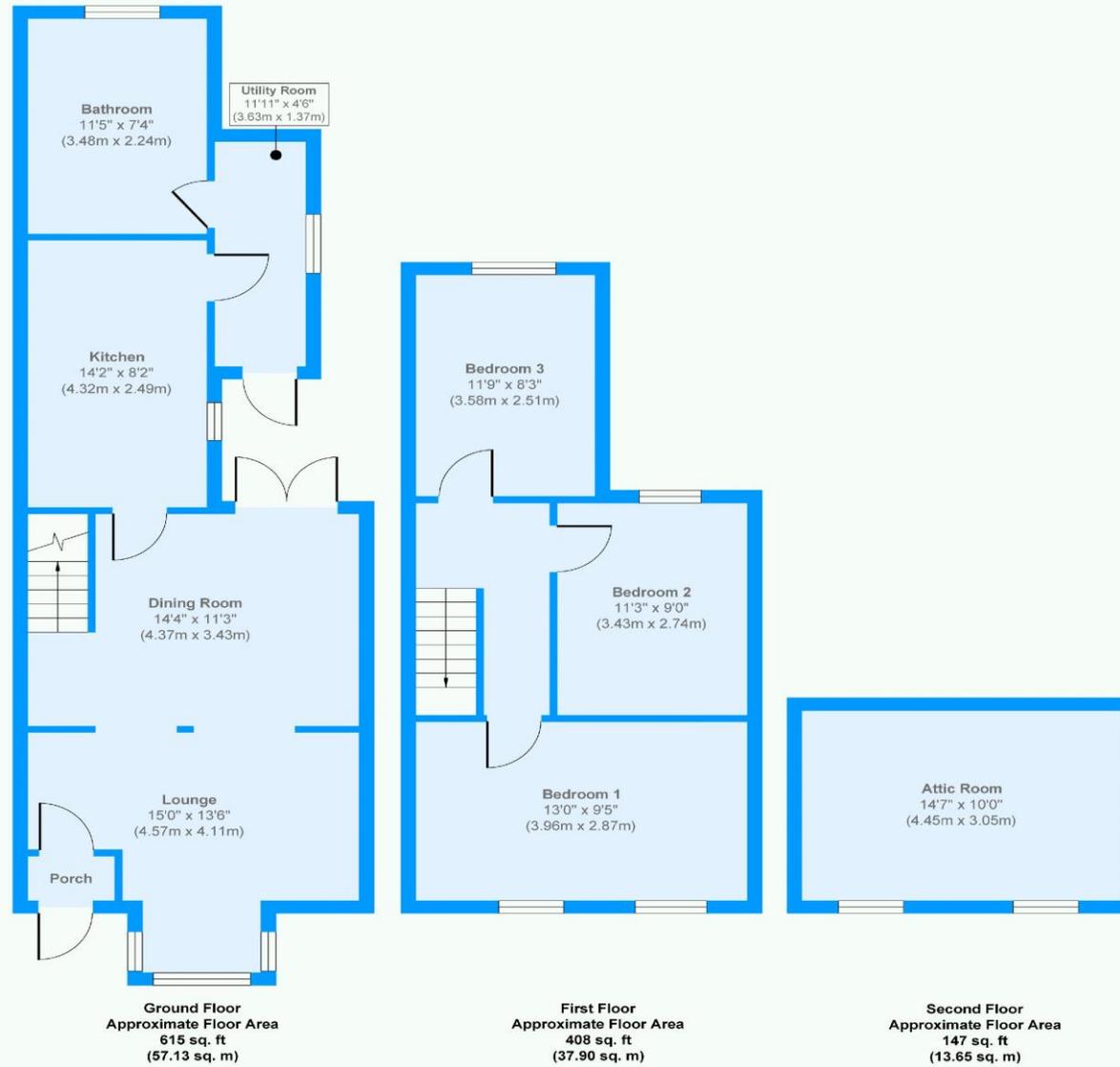
floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through 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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**Approx. Gross Internal Floor Area 1170 sq. ft / 108.68 sq. m**

Produced by Elements Property

Abbey Residential Agents Office  
Tel: 01639 641994

3 Old Town Hall New Street Neath Glamorgan SA11 1RT  
enquiries@abbeyresidentialagents.co.uk  
www.abbeyresidentialagents.co.uk