



Llys Dwfnant, Melincourt,
Neath, Neath Port Talbot, SA11 4BH.

Offers in the Region Of £142,500

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

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

Abbey Residential Agents are proud to offer for sale by private treaty this well presented three bedroom semi detached family home located in the semi- rural village of Melincourt. This home has been in the same family for a number of years. There is a good decoration standard throughout with the benefits of well proportioned rooms, modern fitted kitchen and a well appointed first floor shower room and low maintenance gardens with off road parking to the front of the home. We would strongly recommend internal viewing of this home. Vacant Possession with No Onward Chain.

The accommodation consists to the ground floor of an entrance porch, lounge, dining room, kitchen with fitted units. To the first floor there are three bedrooms and a shower room. Externally there are front and rear gardens,

Entrance

Via side pvc door into the porch.

Porch

Double glazed window to the front aspect, tiled floor. Pvc door into the lounge.

Lounge

20' 2" x 11' 5" (6.14m x 3.48m)

Double glazed window to the rear aspect, laminated flooring, designer radiator. Stairs to the first floor. Radiator.

Dining Room

10' 8" x 9' 9" (3.25m x 2.97m)

Double glazed window to the front aspect, radiator, plain plastered ceiling. Door into the kitchen.

Kitchen

8' 3" x 10' 0" (2.51m x 3.05m)

Double glazed and a full length pvc door to the rear aspect. Radiator. Tongue and groove to the ceiling. Tiled floor. A range of fitted wall and base units inset sink unit, plumbed for a washing machine, cooker point, extractor fan, tiled to walls.

First Floor Landing

Double glazed window to the front aspect. Access to the loft which is fully boarded with a pull down ladder and a frosted double glazed window to the side elevation in the attic.

Bedroom One

11' 0" x 11' 8" (3.35m x 3.55m)

Double glazed window to the rear aspect, radiator, tongue and groove to the ceiling, stained floorboards.

Bedroom Two

11' 0" x 9' 11" (3.35m x 3.02m)

Double glazed window to to the rear aspect, plain plastered ceiling, cupboard housing boiler, radiator, stained floorboards.

Bedroom Three

8' 2" x 9' 0" (2.49m x 2.74m)

Double glazed window to the front aspect, radiator, Full length pane giving light to the first floor landing and staircase area. Tongue and groove to the ceiling.



Shower Room

8' 7" x 5' 7" (2.61m x 1.70m)

Frosted double glazed window to the side aspect, tongue and groove to the ceiling. Tiled floor. A suite consists of push button toilet, shower cubicle with tiled inset. Sink unit.

Garden

To the front there are entrance gates leading to a brick paviour driveway for ample parking. Side gate leading a side of the home with a gate into the rear of the home. To the rear there is an enclosed low maintenance rear garden, patio area and a sheltered area with access door to the outside toilet. Outside power points.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - B

Energy Performance Certificate

Our energy assessor is undertaking the report.



Viewing by appointment with the selling agents.

Please contact ourselves to arrange a viewing of the home.

Disclaimer

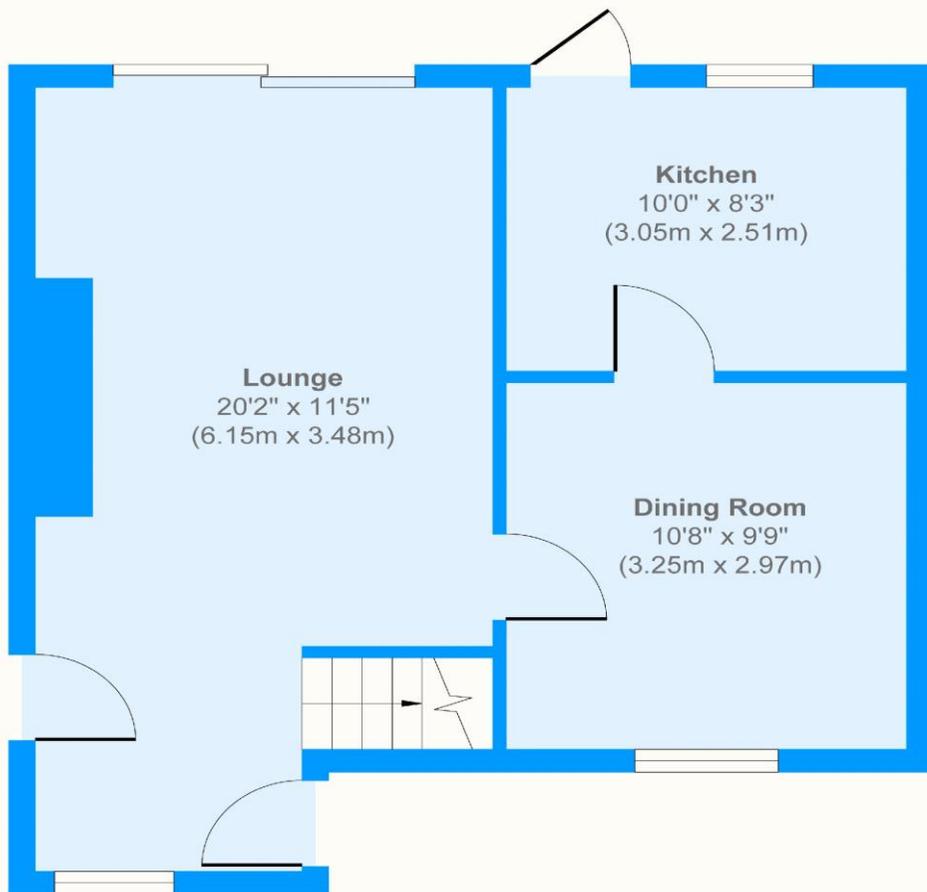
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons 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.

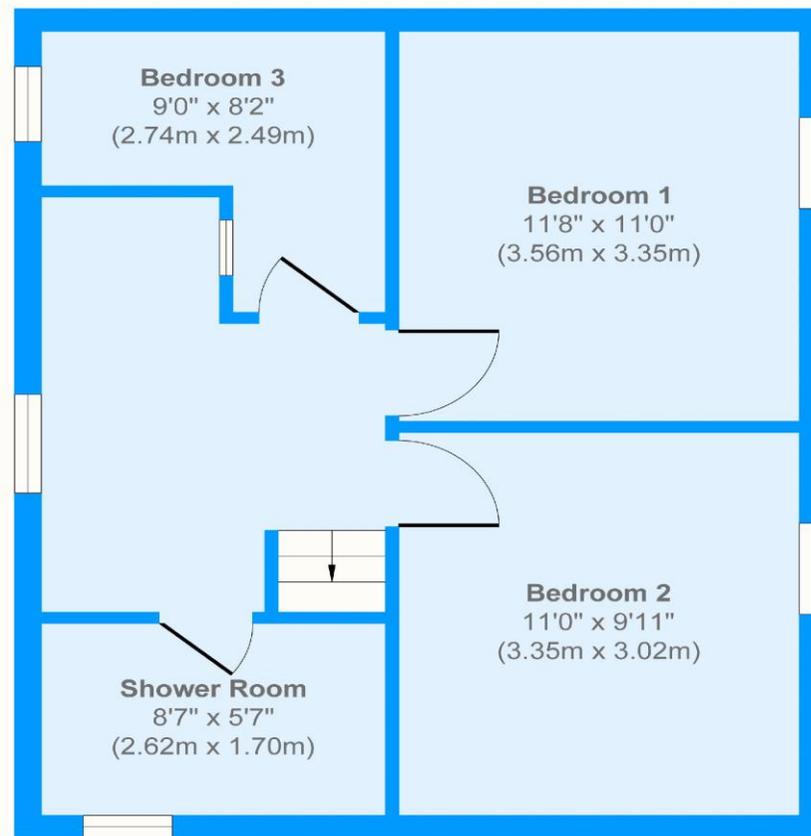




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Ground Floor
Approximate Floor Area
442 sq. ft
(41.06 sq. m)



First Floor
Approximate Floor Area
431 sq. ft
(40.04 sq. m)

Approx. Gross Internal Floor Area 873 sq. ft / 81.10 sq. m

Produced by Elements Property

