



5, Ty Segur,
Neath, Neath Port Talbot, SA11 1YN.

Offers Over £165,000

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

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

- * Abbey Residential Agents are delivering results.
- * Bespoke Virtual Tour.
- * Tailored Packages for all clients.
- * Locally Owned Family Business.
- * Town Centre Branch Location.
- * Covid-19 Safe Estate Agency Practices in Place.

Abbey Residential Agents are proud to offer this opportunity to develop this detached residence which requires complete refurbishment throughout, set in a secluded plot with views of Neath.

This home is available to cash buyers only. Internal inspection of the home is by appointment with ourselves. Vacant Possession with No Onward Chain. The current vendor has started refurbishment works and side footing are located on the site. Drawings are available via ourselves for this site.

Entrance

Via pvc door into the hall.

Hall

Staircase to the first floor.

Room One

11' 3" x 9' 5" (3.43m x 2.87m)

Double glazed window to the front.

Room Two

9' 9" x 17' 6" (2.97m x 5.33m)

Double glazed window to both sides. Side half frosted pvc door.

Room Three

13' 9" x 9' 2" (4.19m x 2.79m)

Double glazed window to the front.

First Floor Landing

Room Four

14' 0" x 8' 4" (4.26m x 2.54m)

Double glazed window to the front aspect.

Room Five

14' 1" x 9' 1" (4.29m x 2.77m)

Double glazed window to the front aspect.

Room Six

10' 4" x 18' 3" (3.15m x 5.56m)

Double glazed window to the left hand side and right hand side. Frosted double glazed window to the right hand side.

Garden

To the front and side there are good gardens.

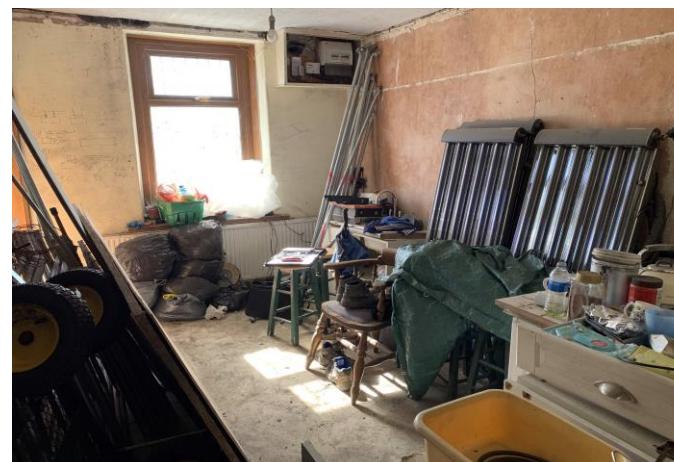
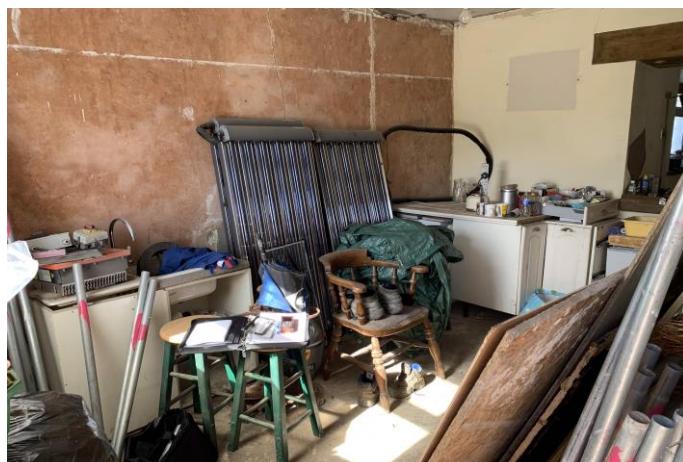
Council Tax - C

Tenure - Freehold

Please check the tenure with your solicitor.

Viewing by appointment with the selling agents.

Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via the virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the process. Please respect the procedures in place at this time.

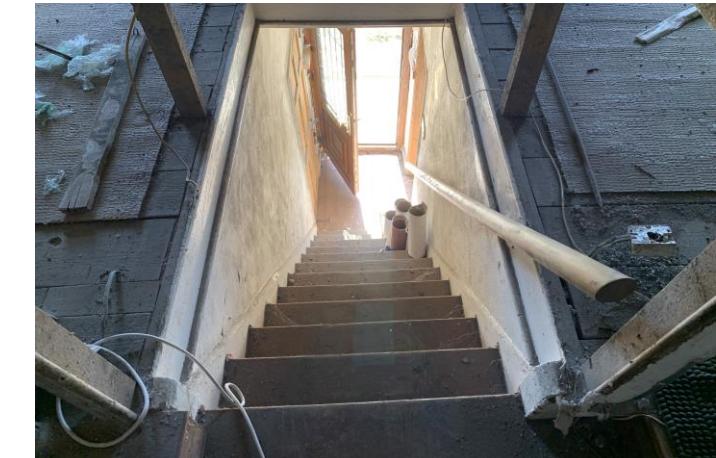


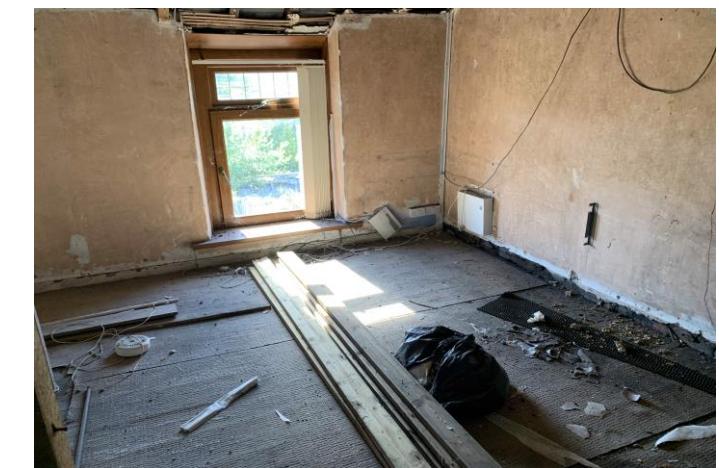
Disclaimer

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.

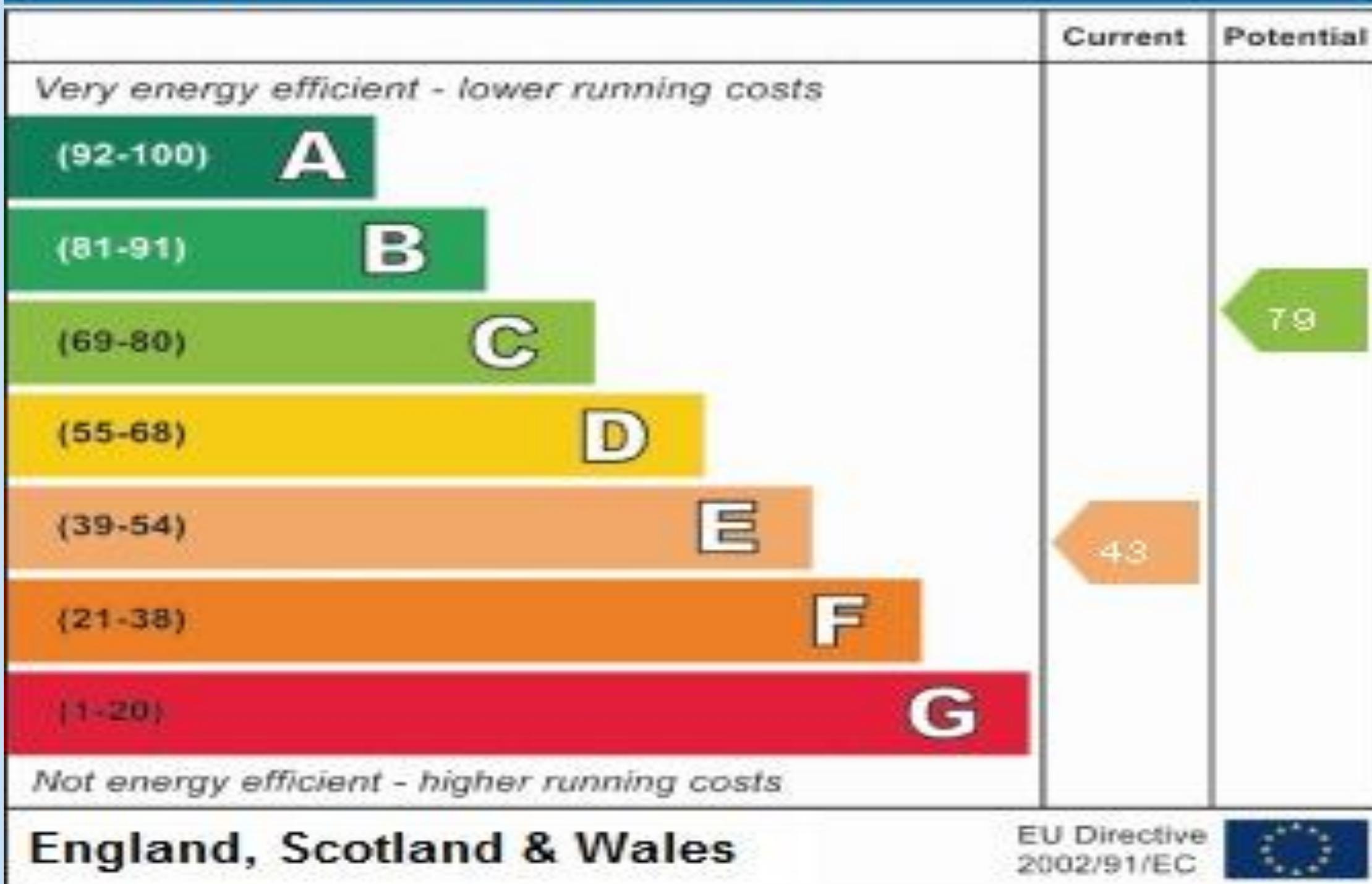
Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential 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.





Energy Efficiency Rating



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