



25 Bryn Terrace, Melincourt, Neath, Glamorgan, SA11 4AS

Asking Price £119,950

Situated within the semi-rural village of Melincourt within walking distance of the popular Waterfalls, benefitting from beautiful open views of countryside to front and being a short drive away from all amenities and facilities at Neath Town Centre, a mid-terraced family home, well presented by the present owners offering accommodation over 2 floors to include good size lounge/dining room, kitchen and family bathroom/w.c. to the ground floor and 3 bedrooms to the first floor. Externally, there is a tiered rear garden and space for the erection of a garage.

Main Dwelling



Living Room/Dining Room 25'3" x 15'0" (7.700m x 4.580m)



With laminate flooring, alcove shelving, two radiators, double glazed square bay window to front, coved ceiling, stairs to first floor.

Kitchen 15'6" x 7'9" (4.732m x 2.372m)



Fitted with a range of base and wall units in light oak with work surfaces over, built-in electric oven, ceramic hob with extractor canopy over, integrated fridge, freezer and dishwasher, plate rack, glass fronted wall display units, part tiled walls, tiled floor, coved ceiling, radiator, double glazed window to rear.

Lobby 9'1" x 2'9" (2.785m x 0.849m)

With tiled floor, double cupboard housing washing machine and tumble dryer, double glazed door to rear garden.

Bathroom/w.c. 8'5" x 7'10" (2.569m x 2.408m)



With 4 piece suite in white comprising freestanding bath with shower attachment to taps, w.c., wash hand basin, double shower cubicle with Rainfall shower and hand-held shower, heated towel rail, double glazed window to rear, spotlights to ceiling, fully tiled walls and floor.

FIRST FLOOR

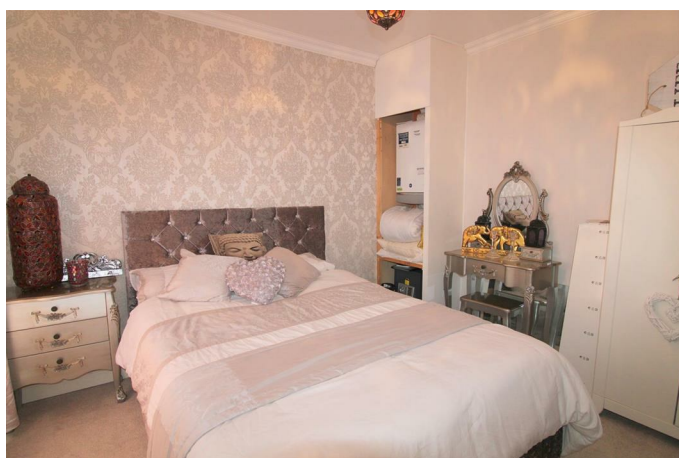
Landing area with fitted storage cupboard.

Bedroom one 13'5" x 9'4" (4.111m x 2.846m)



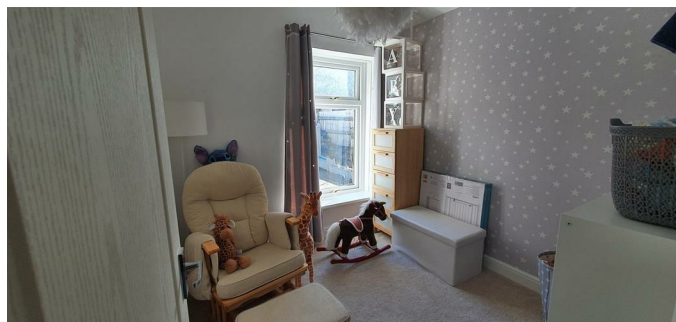
Range of fitted wardrobes with mirror doors, laminate flooring, radiator, coved ceiling, double glazed window to front.

Bedroom two 11'7" x 9'10" (3.543m x 2.998m)



With fitted cupboard housing combination gas central heating boiler, double glazed window to rear, radiator.

Bedroom three 9'3" x 8'0" (2.82m x 2.442m)



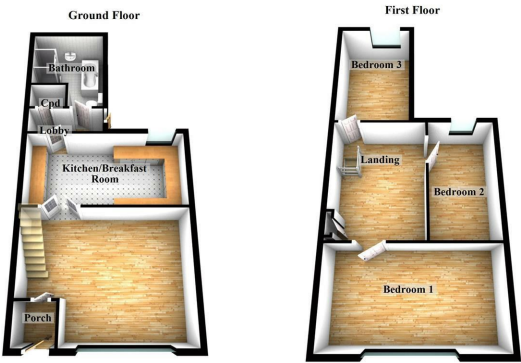
With double glazed window to rear, radiator, coved ceiling.

Outside



Steps up to decked area, further garden area which is tiered. There is space for the construction of a garage and pedestrian gate to rear lane.

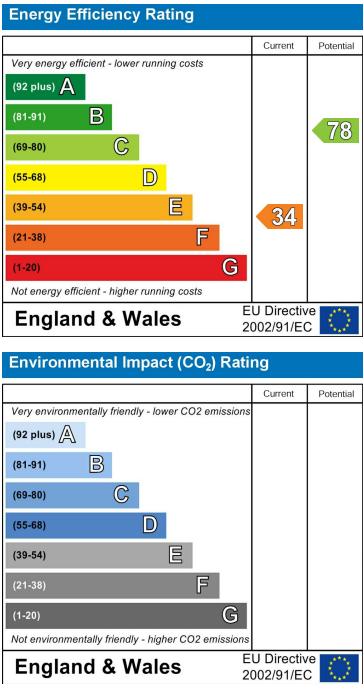
Floor Plan



Area Map



Energy Efficiency Graph



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