



## 15 Cae Morfa,, Neath, SA10 6EE

**Offers In Excess Of £189,950**

Situated in a desirable and convenient location, this beautifully presented two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Combining practical living space with generous parking and superb commuter links, this property is ready to move straight into and enjoy. The accommodation briefly comprises a welcoming entrance hallway leading to a bright and comfortable lounge, perfect for relaxing or entertaining. To the front, the well-appointed kitchen offers ample storage. A useful downstairs cloakroom adds further practicality to the ground floor. To the first floor, the property offers two well-proportioned bedrooms and a modern family bathroom, providing comfortable and versatile living space. Externally, the property benefits from off-road parking for up to three vehicles, a rare and highly desirable feature for similar homes. The position as an end-link also offers additional privacy and a pleasant outlook. Ideally located close to local shops, schools, and amenities, the property also offers excellent access to the M4 corridor, making it perfect for commuters travelling to nearby towns and cities.

Early viewing is highly recommended to fully appreciate what this fantastic home has to offer.

## Main Dwelling



Enter via composite door into:

**Hallway 8'1" x 3'1" (2.470 x 0.955)**



With laminate flooring and opening into:

## Kitchen 6'5" x 8'2" (1.958 x 2.504)



Fitted with base and wall units in white with coordinating work surfaces to include; space for fridge freezer and dishwasher, stainless steel sink and drainer with mixer taps, electric hob and oven with extractor over, laminate flooring and window to front.

## Kitchen



**Cloakroom 5'8" x 2'9" (1.730 x 0.842)**



With low level wc, pedestal wash hand basin, part tiled wall, laminate flooring and radiator.

**Lounge 15'0" x 13'1" (4.587 x 3.988)**



Cosy lounge with laminate flooring, radiator, under stairs storage and patio doors to rear garden.

**Lounge**



**Lounge**



**Landing 6'4" x 6'5" (1.931 x 1.968)**



With attic hatch.

**Bedroom one 8'0" x 12'11" (2.462 x 3.954)**



Double bedroom with space for freestanding wardrobes, radiator and two windows to front.

**Bedroom one**



**Bedroom two 8'3" x 13'1" (2.526 x 3.991)**



Double bedroom with space for wardrobes, radiator and two windows to rear.

### Bedroom two



### Bathroom 6'4" x 6'5" (1.945 x 1.972)



Fitted with three piece suite to include, low level wc, pedestal wash hand basin, panelled bath with shower over, cushioned flooring, part tiled walls, radiator and window to side.

### Outside



Enclosed rear garden with patio area and artificial grass with side access.

### Outside



## Outside



### Drone image

#### Agents Notes

Local Authority: Neath Port Talbot

Council Tax Band: B

Annual Price: £1,898

#### Agents Notes

Conservation Area: No

Flood Risk

River : Very low

Seas : Very low

#### Agents Notes

Mobile coverage

EE

Vodafone

Three

O2

Satellite / Fibre TV Availability

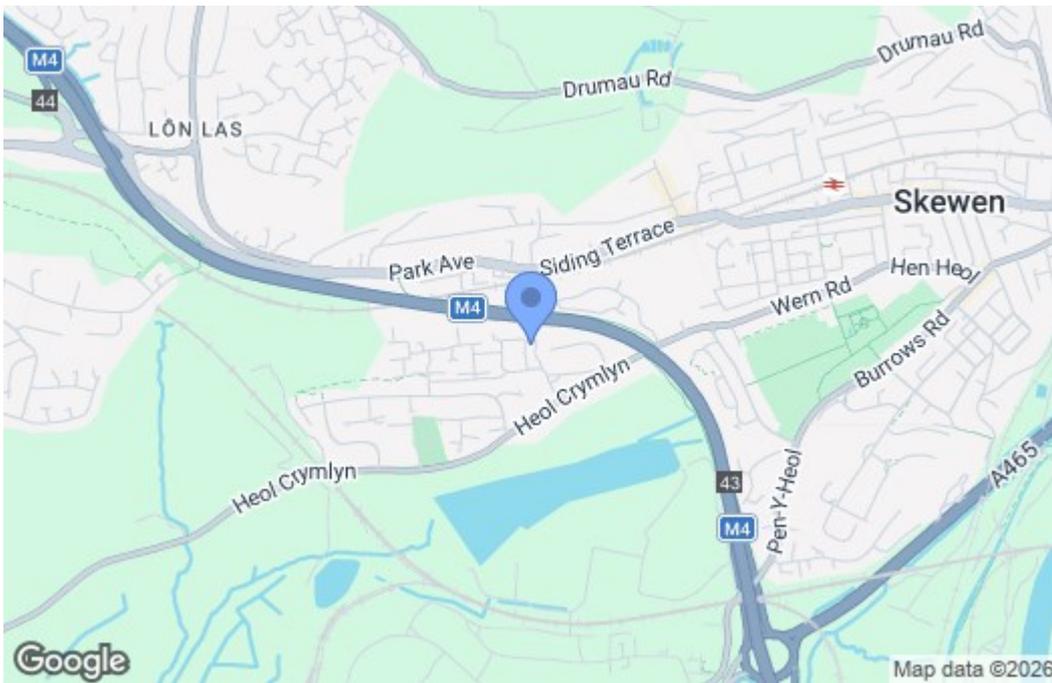
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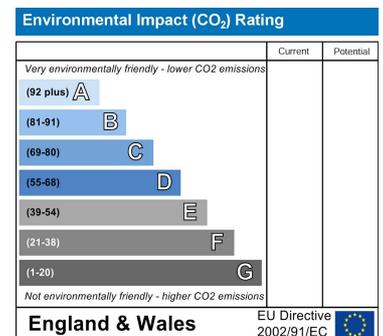
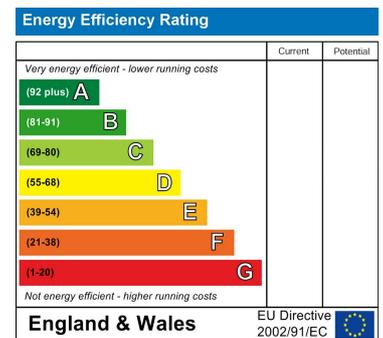
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## Floor Plan

## Area Map



## Energy Efficiency Graph



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