



## Moses Row, £170,000

- Fully refurbished to a modern standard throughout
- Two Bedroom Cottage!
- Opposite to Melincourt Waterfalls!
- Off road parking!
- Log Burner & Range Cooker
- EPC Rating: D
- Council Tax Band : B



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## About the property

Situated on the sought-after Moses Row in Melincourt, this charming two-bedroom mid-terrace cottage has been beautifully refurbished throughout to a modern standard, offering a perfect blend of character and contemporary living.

Boasting excellent links to the Melincourt falls, Resolven's schools and amenities as well as commuting routes such as the A465 onto the M4 corridor, bypassing Neath Town Centre, with high street stores and a main line train station!

To the ground floor, the property boasts a spacious and inviting lounge, complete with a feature log burner and French doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining. A further door leads through to a stylish, modern kitchen, fitted with a range cooker and ample storage.

The property has also had a brand new roof and windows throughout. To the first floor are two well-proportioned bedrooms, along with a modern family bathroom finished to a high standard.

Externally, the property benefits from a generous front garden which offers excellent potential—suitable for off-road parking for multiple vehicles or could be transformed into a private garden space enjoying views over the nearby river.

To the rear, an enclosed, low-maintenance garden provides direct access to the picturesque Melincourt Waterfalls, perfect for those who enjoy scenic walks and outdoor living.

Viewing is highly recommended to fully appreciate the charm, location, and quality of this delightful home.

## Accommodation

### Lounge

21' 1" x 13' 7" ( 6.43m x 4.14m )

### Kitchen

12' 9" x 8' ( 3.89m x 2.44m )

### Bedroom One

13' 10" x 10' 6" ( 4.22m x 3.20m )

### Bedroom Two

10' 7" x 8' 5" ( 3.23m x 2.57m )

### Family Bathroom

### Lounge

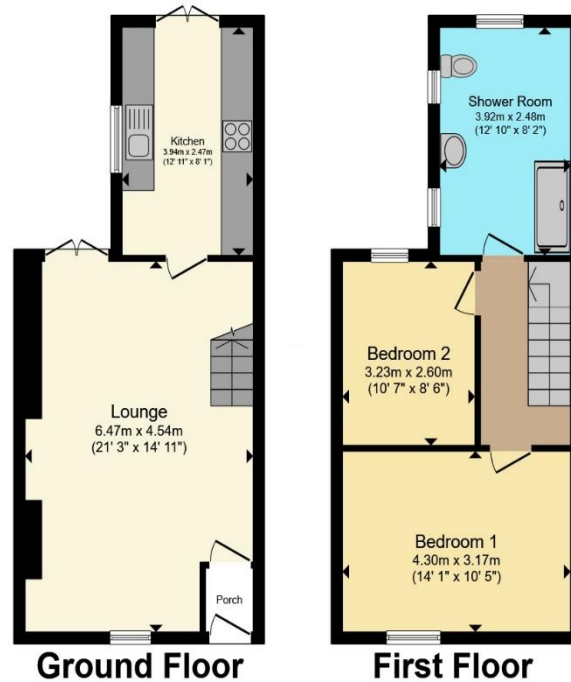
21' 1" x 13' 7" ( 6.43m x 4.14m )



## Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Floorplan



Total floor area 74.9 m<sup>2</sup> (807 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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