



## 99c Neath Road, Resolven, Neath, SA11 4AN

**Offers In The Region Of £450,000**

Situated in a semi-rural location, yet a short drive from the A465 trunk road, within walking distance of Melincourt Waterfalls, a superior detached family residence, individually designed and constructed by the present owners to a high standard approximately 17 years ago, offering fabulous family accommodation over 3 floors, with the rooms lending themselves to difference uses, to include entrance hallway with central staircase, sitting room/bedroom 5, Office/bedroom 6, cloakroom, utility room and door to garage on the ground floor, spacious 'open plan' living/dining/kitchen with french doors to balcony, main bedroom with ensuite shower room and dressing room, bedroom 2 and main family bathroom to the first floor and 2 further bedrooms with 'jack and jill' shower room to the second floor. Outside, there is off-road parking for 2 vehicles to the front, integral garage which has been partly converted to a gym and good size garden over 2 levels to rear with open aspect.

## Main Dwelling



Open porch to:

Imposing entrance hallway



With central staircase, radiator, spotlights to ceiling, laminate flooring.

Sitting Room/Bedroom 5 13'8"(widest) x 13'4" x 10'9"  
(4.17m(widest) x 4.06m x 3.28m )



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

Sitting Room/Bedroom 5

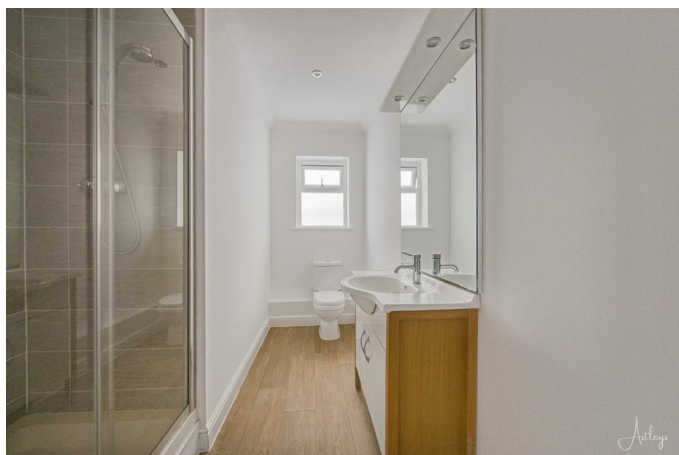


**Shower room 13'3" x 6'7" (4.04m x 2.01m)**



With double shower cubicle, sink on vanity unit, w.c., built-in storage cupboard, heated towel rail, coved ceiling, cushion flooring, spotlights to ceiling, double glazed window to side.

**Shower room**

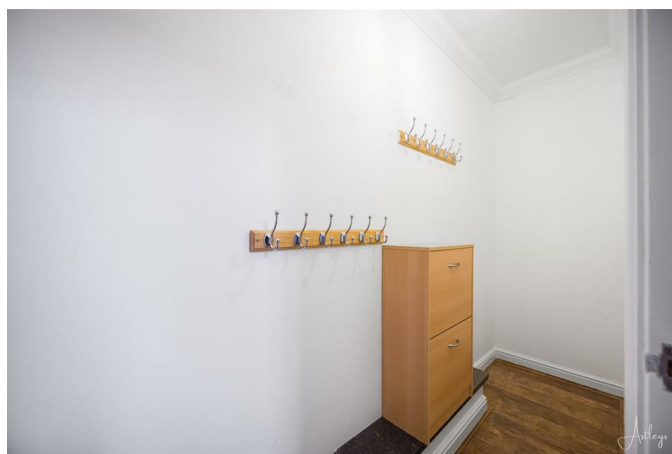


**Study/Bedroom 6 13'3" x 7'2" (4.04m x 2.18m)**



With laminate flooring, radiator, coved ceiling, double glazed window to side.

**Walk-in cloaks cupboard 10'0" x 2'7" (3.05m x 0.79m)**



With laminate flooring.

### Utility room 12'7" x 7'3" (3.84m x 2.21m)



Plumbed for washing machine and tumble dryer, fitted base cupboard storage and work surfaces, stainless steel sink unit, wall mounted combination gas central heating boiler, coved ceiling, laminate flooring, radiator, door to garage.

### Garage

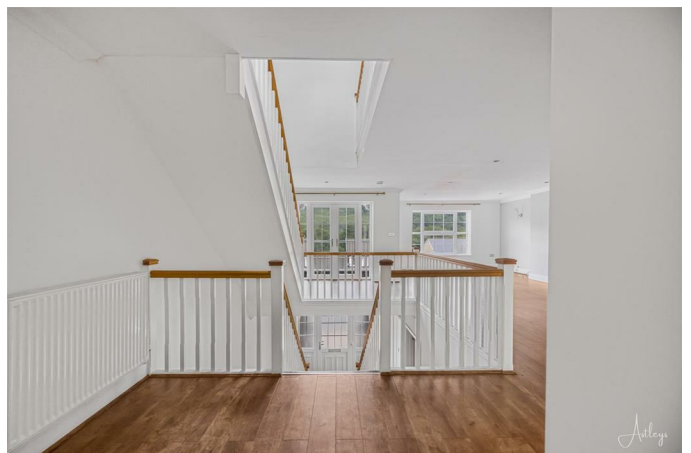


### Garage



### FIRST FLOOR

### Gallery landing area to open plan living/dining/ki



With radiator.

### Kitchen area 16'1" x 14'9" (4.90m x 4.50m)



Fitted with a range of 'shaker style' base and wall units in Mushroom with black quartz work surfaces over, central island with grey composite sink and drainer and fitted base units beneath, kitchen is equipped with Rangemaster cooker with extractor canopy, space for American style fridge/freezer, built-in microwave, wine rack, part tiled walls, laminate flooring, spotlights to ceiling, double glazed french doors with side panels to rear, square opening to:

### Kitchen area



### Living/dining area 27'4" x 22'3" (8.33m x 6.78m)

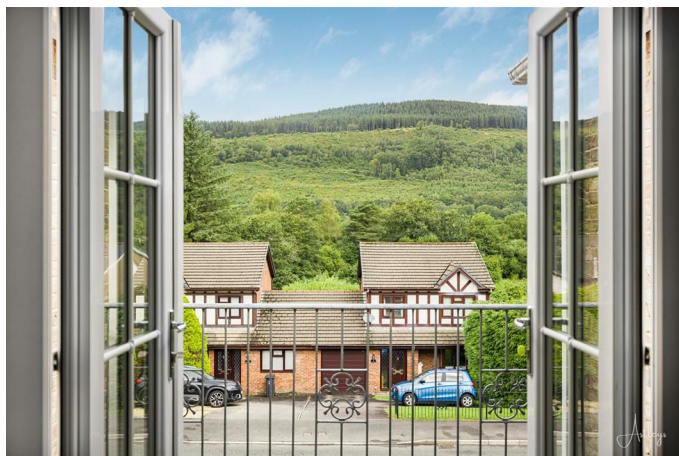


With cream feature fireplace with fitted electric fire (not tested), laminate flooring, coved ceiling, spotlights to ceiling, laminate flooring, two radiators, double glazed window to front, double glazed french doors with side panels to balcony area with lovely views of countryside.

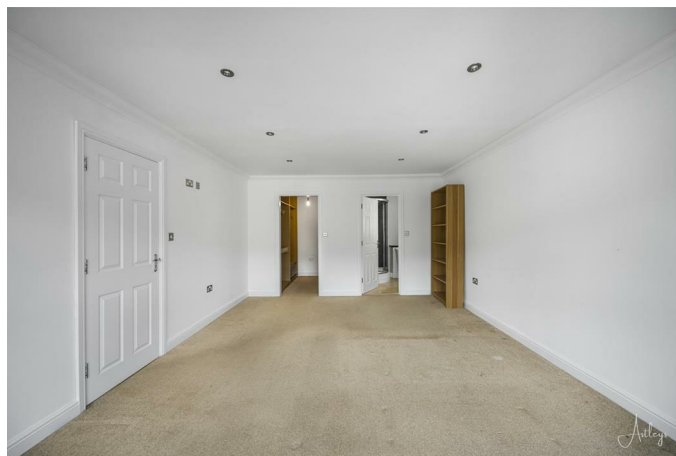
### Living/dining area



**View from balcony**



**Bedroom one**



**Bedroom one 18'7" x 12'6" (5.66m x 3.81m)**



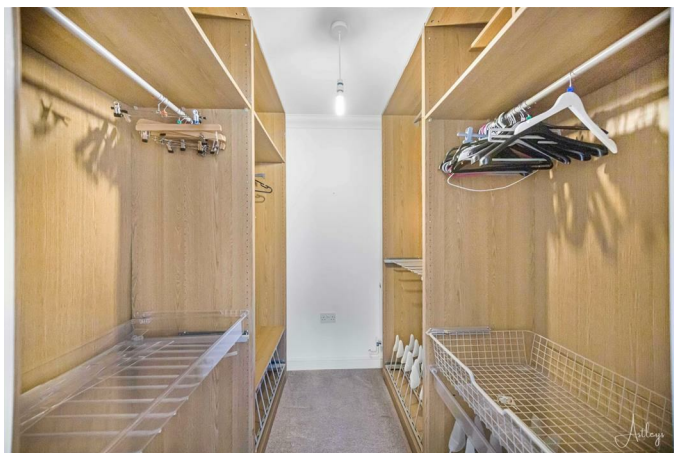
With double glazed window to front, radiator, coved ceiling, spotlights to ceiling.

**Ensuite shower room 7'2" x 5'6" (2.18m x 1.68m)**



With quadrant shower cubicle, w.c., wash hand basin, respatex to shower area, spotlights to ceiling, heated towel rail, tiled floor, double glazed window to side, coved ceiling.

**Walk-in wardrobe 7'2" x 6'6" (2.18m x 1.98m)**



With storage fitments to include hanging space/cupboards/shoe rack, covered ceiling.

**Bedroom two 12'7" x 13'1" (3.84m x 3.99m )**



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

**Bedroom two**



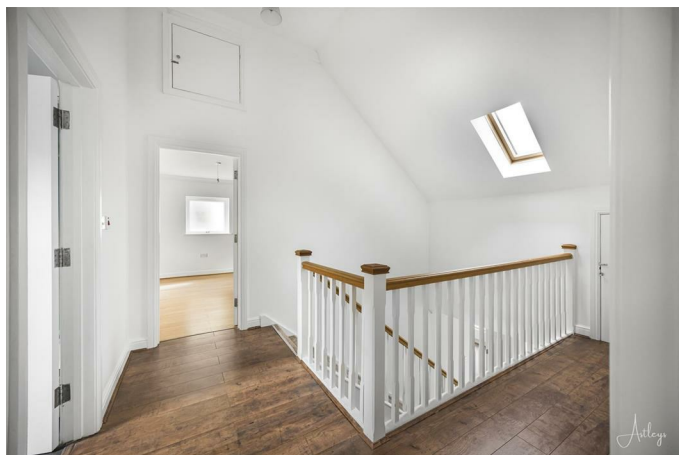
**Family bathroom/w.c. 16'4" x 6'9" (4.98m x 2.06m)**



With 4 piece suite in white comprising freestanding bath tub with chrome feet and shower to taps, double sink on vanity unit, w.c., bidet, heated towel rail, tiled floor, feature mosaic tiled wall, coved ceiling, spotlights to ceiling.

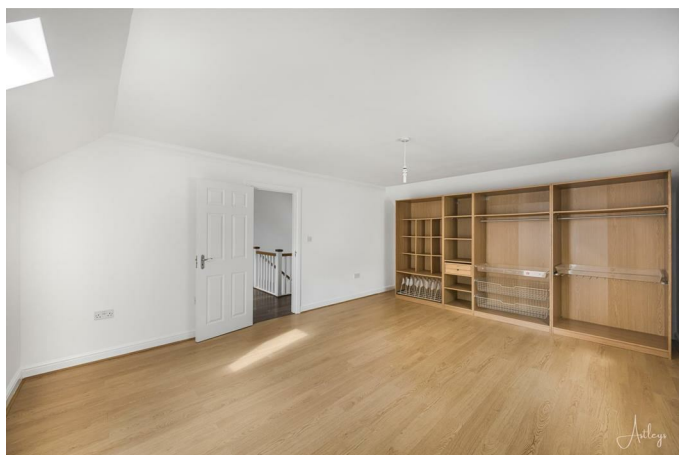
**SECOND FLOOR**

**Gallery landing area 13'6" x 10'0" (4.11m x 3.05m)**



With eaves storage cupboard, access to roof space storage, radiator, laminate flooring, 2 velux windows to front.

**Bedroom three 18'2" x 12'7" (5.54m x 3.84m)**



With storage fitments to include cupboards/shoe rack/hanging space, coved ceiling, velux window to rear, radiator, laminate flooring.

**Bedroom three**



**Bedroom four 18'9" x 13'4" (5.72m x 4.06m)**



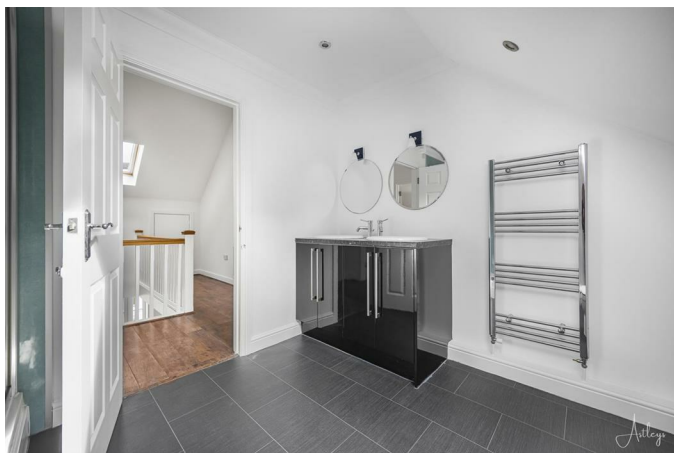
With storage fitment to include cupboards/shoe rack/hanging space, double glazed window to side, velux window to rear, laminate flooring, coved ceiling.



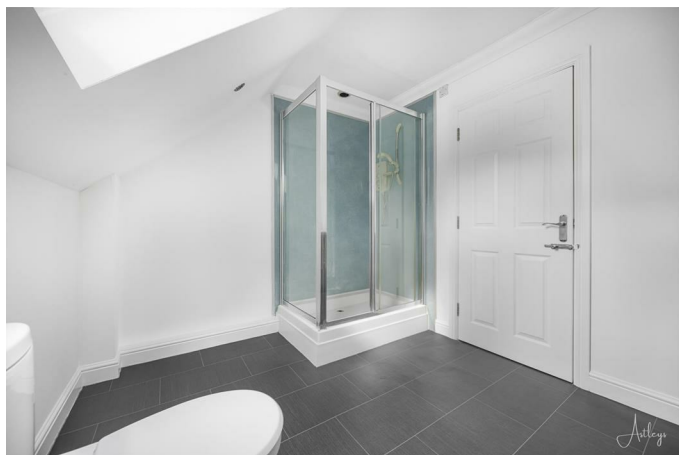
**Bedroom four**



**Jack and Jill Shower room**



**Jack and Jill Shower room 9'9" x 8'4" (2.97m x 2.54m)**



With corner shower cubicle, double sink on black high gloss vanity unit, tile effect laminate flooring, spotlights to ceiling, coved ceiling, velux window to rear, heated towel rail.

**Drone Image**



## Outside



Brick pavier driveway to front offering parking for 2 vehicles. Single integral garage accessed via electric door. The rear part of the garage has been converted to form a gym area. Steps up to side access gate to enclosed good size garden to rear which is over 2 levels. Lower patio area Steps up to further low maintenance area with timber shed and water feature. Outside water tap.

## Outside



## AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

30 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

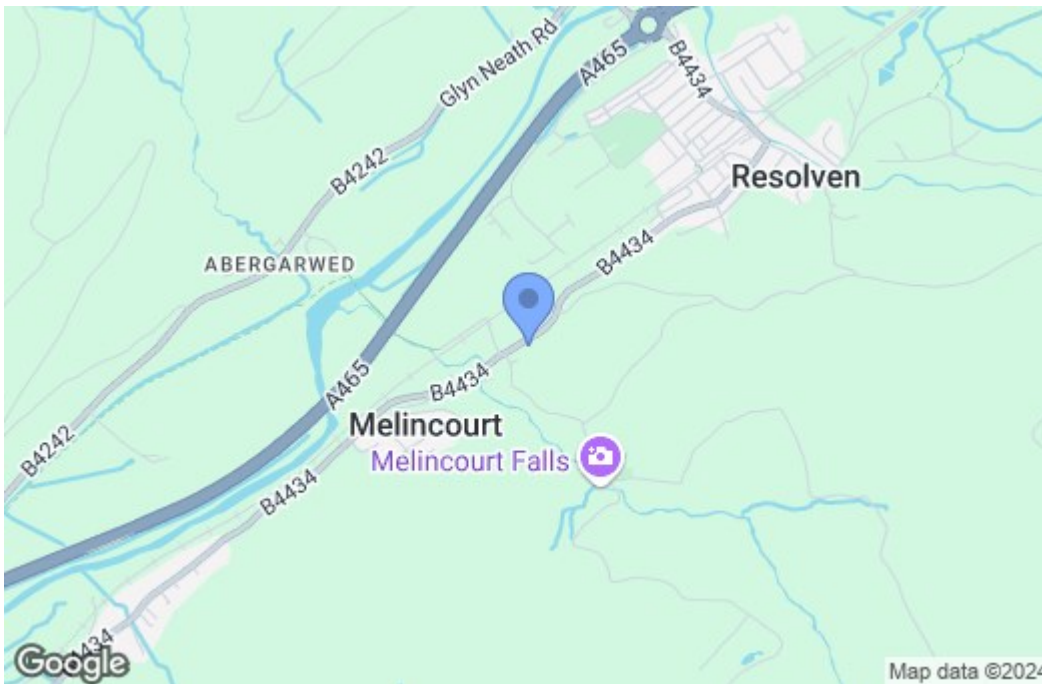
## AGENTS NOTE

Council Tax Band F £3295

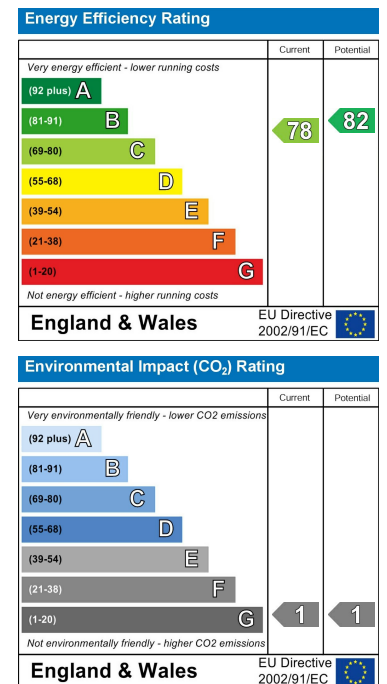
## Floor Plan



## Area Map



## Energy Efficiency Graph



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