

23 Glynneath Road, Resolven, Neath, SA11 4DP

Offers In The Region Of £200,000

This delightful, detached and chain-free property, offers a wonderful opportunity for those seeking a spacious family residence, presenting an exciting project for those looking to put their personal touch on a home. Spanning an impressive 1,367 square feet, the property boasts three generously sized bedrooms. On entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. The second lounge features a lovely original fireplace, adding character and warmth to the home. The large kitchen/diner is a fantastic space for family meals and gatherings, with convenient access to the integrated garage and a separate utility room, ensuring practicality for everyday living. The substantial garden, complete with outbuildings, is a true highlight of this property, filled with mature shrubs and trees that create a serene outdoor retreat. Complete with ample parking both on and off road.

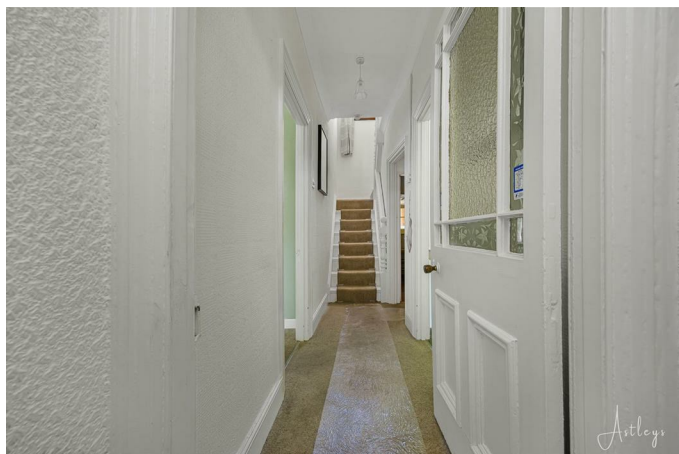
Main dwelling



Outer hall 3'4 x 4'1 (1.02m x 1.24m)

Wooden front door, original tiled flooring.

Inner hall 11'1 x 3'3 (3.38m x 0.99m)



Coving and radiator

lounge 25'1 x 10'8 (into bay) (7.65m x 3.25m (into bay))



Bay window to front, door to back garden and coving.



Second reception 14'2 x 11'6 (4.32m x 3.51m)



Feature fireplace and mantle piece, bay window to front, coving and radiator.



Kitchen entrance 18'9 x 6'8 (5.72m x 2.03m)



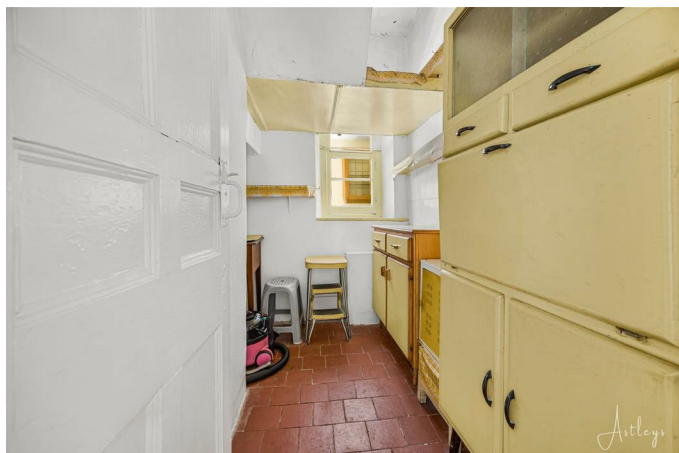
Kitchen/diner 24'5 x 6'5 (7.44m x 1.96m)



Range of wood base and wall units, cream work surfaces, stainless steel sink with mixer tap and drainer, space for washing machine, fridge/freezer and dishwasher, Lino floor door to integral garage, window to side and back and door to back garden, radiator.



Store room 8'3 x 7'4 (2.51m x 2.24m)



Utility area utilising the under stairs space, tiled flooring, window into the kitchen, range of shelving units.

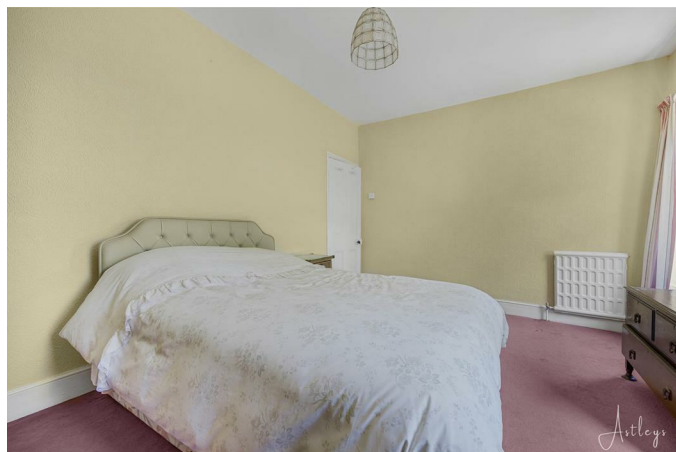
Landing



Bedroom 1 14'7 x 10'9 (4.45m x 3.28m)



Two windows to the front and radiator.



Bedroom 2 10'8 x 11 (3.25m x 3.35m)



Window to front and radiator.

Bedroom 3 10'5 x 11'1 (3.18m x 3.38m)



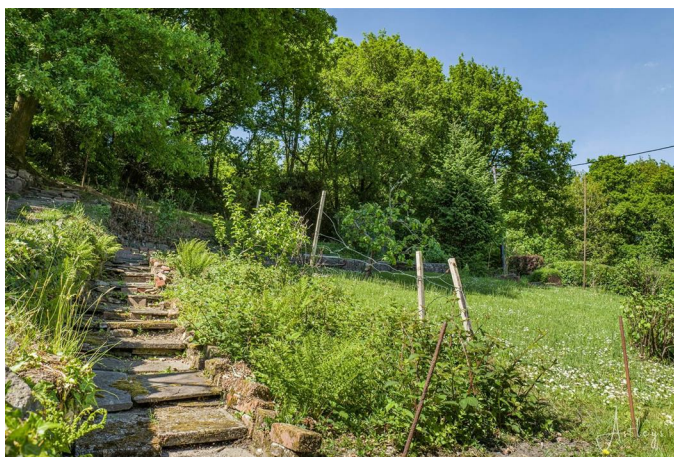
Window to back and radiator.

Bathroom 10'2 x 8'5 (3.10m x 2.57m)



Built in cupboard housing shelving and tank, light green suite with low level w/c, panelled bath, walk in shower and sink with mirror over, window to back and attic access.

Garden





Annual Price: £2,441
 Conservation Area -No
 Flood Risk:
 River : Very low
 Seas : Very low

Drone



Agents notes

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic 17 Mbps

Superfast 80 Mbps

Satellite / Fibre TV Availability:

BT

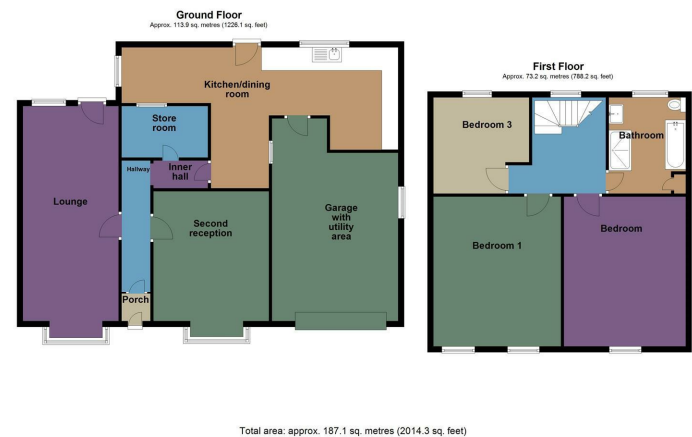
Sky

Virgin

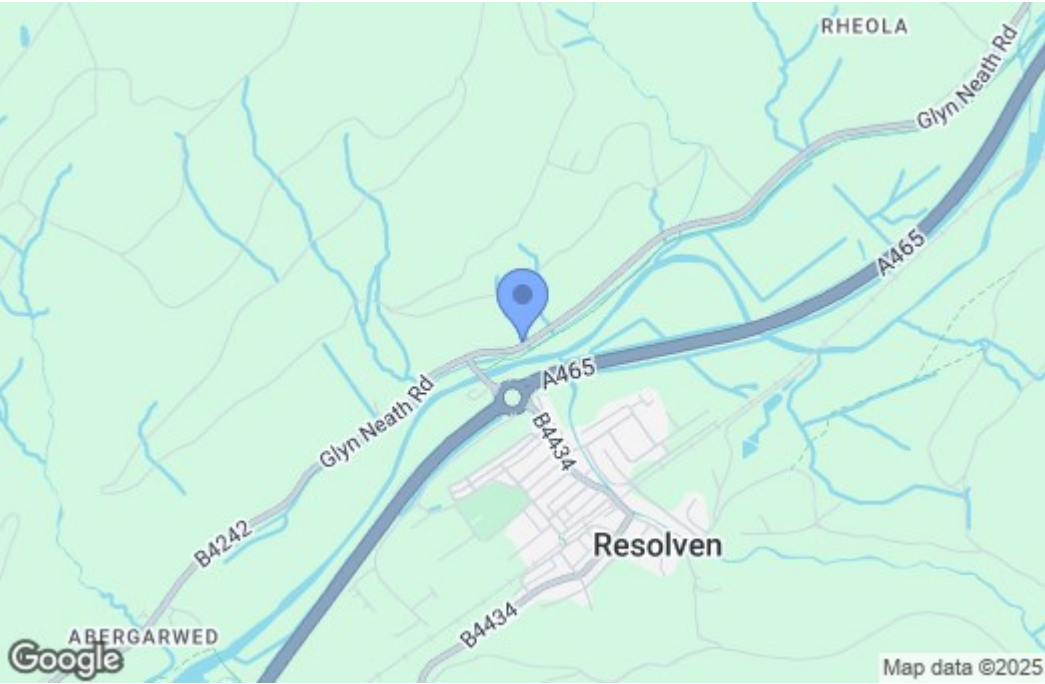
Agents notes

Neath Port Talbot Council Tax Band: D

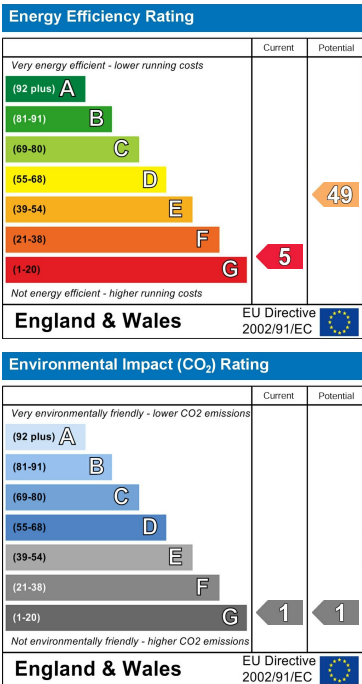
Floor Plan



Area Map



Energy Efficiency Graph



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