



Oaklands, Glynneath Road, Resolven
Neath, Neath Port Talbot SA11 4DW

Offers in the Region Of £285,000

*****Exclusive with Abbey Residential Agents*****

If you are interested in this home, please call us verbally.

Click the link of the virtual tour to view the home in the comfort of your own home.

Abbey Residential Agents are proud to offer for sale by private treaty this well proportioned traditional detached family residence set in an elevated position with views of the surrounding countryside of Resolven and the Neath Valley.

In our opinion this family residence requires updating which is reflected in the marketing figure and we would strongly recommend internal viewing of this home. Proximity to the local countryside walks along the Neath Tennant Canal and excellent commuter links via the A465.

The accommodation consists to the ground floor of an entrance hall, lounge with a bay window to the front elevation, dining room with bay window to the side elevation, kitchen/breakfast room with fitted units. To the first floor there are three bedrooms, family bathroom and a separate toilet. Externally there are generous gardens to the front and rear gardens. Detached garage.

Entrance

via feature door into the hall.

Hall

Feature leaded double-glazed panes into the hall. Side door entry, Double radiator. Staircase to the first floor. Door into the lounge, dining room and kitchen/breakfast room.

Lounge

17' 0" into the bay x 11' 6" (5.18m x 3.50m)
Double glazed bay window to the front aspect, two radiators. Original ceiling with coving. Seated area to the bay area. Far reaching views from the front bay.

Dining Room

13' 10" x 14' 7" into the bay (4.21m x 4.44m)
Double glazed bay window to the side aspect, papered ceiling with coving, radiator.

Kitchen/Breakfast Room

14' 0" x 18' 5" (4.26m x 5.61m)
Two double glazed windows to the rear aspect. Frosted leaded double glazed to the side aspect.

Tongue and groove to the ceiling. Radiator. Tiled floor. A range of fitted wall and base units inset sink unit, feature cabinet, cooker point, double radiator, extractor fan, radiator. Free standing boiler. Area for table and chairs.

Half Landing

Feature window to the side elevation, radiator.

First Floor Landing

Feature leaded window to the side elevation, radiator. Doors off to the bedrooms, family bathroom and separate toilet.

Bedroom One

13' 0" x 11' 10" (3.96m x 3.60m)
Double glazed window to the front aspect, radiator.

Bedroom Two

11' 10" x 13' 10" (3.60m x 4.21m)
Double glazed window to the side elevation, radiator.



Bedroom Three

10' 0" x 11' 2" (3.05m x 3.40m)

Double glazed window to the rear elevation, radiator.

Family Bathroom

10' 0" x 7' 3" (3.05m x 2.21m)

Frosted double glazed window to the side elevation. Access to the loft. Radiator. A suite consists of pedestal wash hand basin, corner bath, shower cubicle. Fully tiled to walls and floor.

Separate Toilet

Frosted double glazed window to the side aspect, toilet, fully tiled.

Garden

The home is accessed via a gate to the pathway to the family home. There is a detached garage. To the front of the home there is a bank down of an area laid to lawn. There is path around the home. By the kitchen door there is out buildings for storage. To the rear there is substantial grounds with a raised patio area and laid to lawn.



Council Tax - E

Tenure - Freehold

Please check the tenure with your solicitor.

Viewing by appointment with the selling agents.

Please call us to arrange a viewing of the home.

Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be

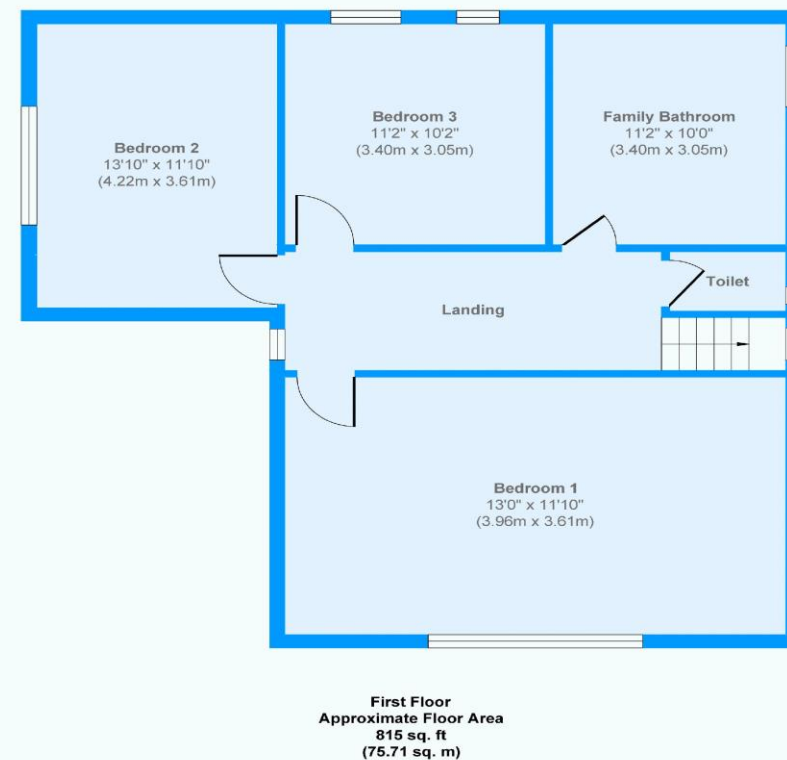
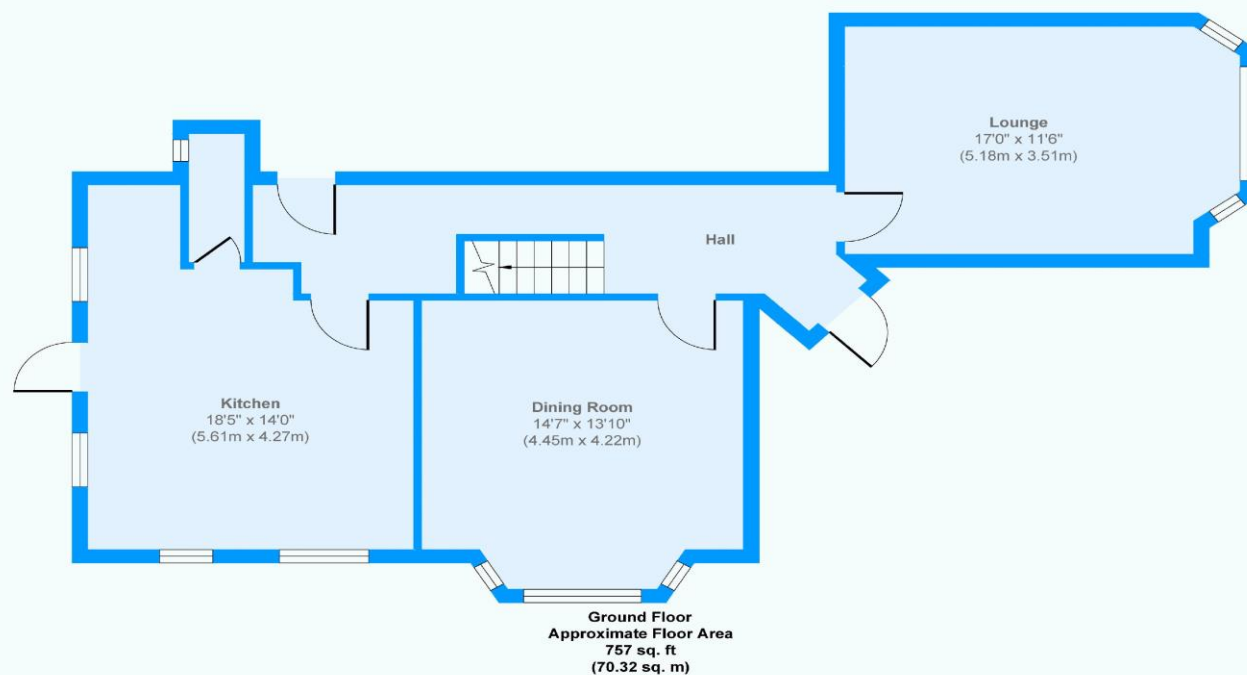


service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.





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Approx. Gross Internal Floor Area 1572 sq. ft / 146.03 sq. m

Produced by Elements Property



Abbey Residential Agents Office
Tel: 01639 641994

3 Old Town Hall New Street Neath Glamorgan SA11 1RT
enquiries@abbeyresidentialagents.co.uk
www.abbeyresidentialagents.co.uk