

**Coronation Avenue
Resolven
Neath
Neath Port Talbot.**

Price **£125,000**

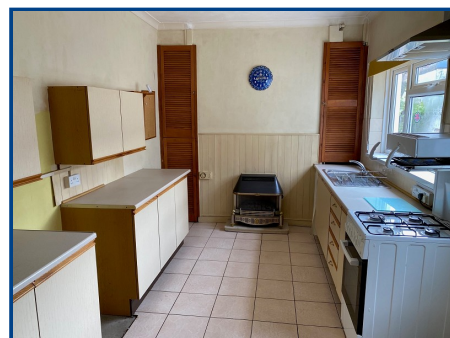
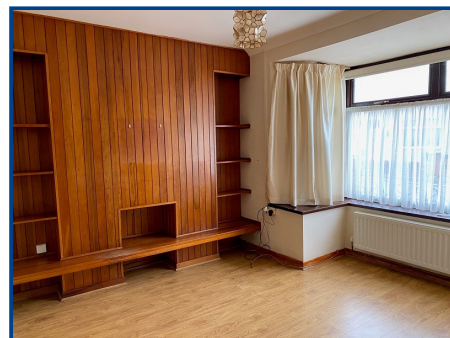


- SEMI DETACHED PROPERTY
- 3 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- KITCHEN / DINER
- REQUIRES MODERNISING THROUGHOUT
- IDEAL FAMILY HOME
- ENCLOSED REAR GARDEN
- NO CHAIN

General Description

SEMI DETACHED PROPERTY!

This spacious 3 Bedroom property, a loving family home for many years, now available for a new family. Call us today to book your viewing....



EPC Rating: E44

Coronation Avenue, Resolven, Neath, Neath Port Talbot.

Property Description

SEMI DETACHED PROPERTY!

This spacious 3 Bedroom property, a loving family home for many years, now available for a new family. Property offers; Entrance to porch, hallway, 2 Reception rooms, kitchen to the ground floor. 3 Double bedrooms & bathroom to the 1st floor. Externally the property offers a low maintenance frontage, with enclosed rear garden. The property does require modernising throughout & benefits from gas central heating & double glazing. Resolven has many local amenities, shops, schools, beautiful rural walks, regular bus service & good road links to the M4 corridor. Viewing is highly recommended to appreciate the property potential & location. Call us today to book your viewing.....

Porch (4' 11" x 3' 01") or (1.50m x 0.94m)

Entrance to porch, ornate original floor tiles, wall mounted electric meter.

Hallway (8' 05" x 3' 00") or (2.57m x 0.91m)

Staircase leading to the 1st floor, laminated flooring, radiator.

Sitting Room (12' 04" x 10' 0") or (3.76m x 3.05m)

Bay window to the front, partial panelled wall with shelves alcoves, laminated flooring, radiator.

Lounge (12' 09" x 11' 07") or (3.89m x 3.53m)

Window to the rear, wooden feature fire surround with free standing gas fire. Laminated flooring, under stairs storage cupboard, radiator.

Kitchen/Diner (11' 04" x 8' 11") or (3.45m x 2.72m)

Window & door to the side, giving access to the rear garden. Wall & base fitted units with work top over, sink unit, gas cooker point with extractor fan above. Free

standing gas fire, serving the central heating system with a back boiler, partially tiled walls, tiled flooring.

First Floor Accommodation (18' 07" x 5' 08" x 2' 11") or (5.66m x 1.73m x 0.89m)

Landing area, storage cupboard, attic entrance. Doors leading to.

Bedroom One (15' 11" x 10' 00") or (4.85m x 3.05m)

Windows to the front, radiator.

Bedroom Two (11' 08" x 10' 00") or (3.56m x 3.05m)

Window to the rear, radiator.

Bedroom Three (8' 11" x 8' 09") or (2.72m x 2.67m)

Window to the side, built in wardrobe, radiator.

Bathroom (6' 05" x 5' 08") or (1.96m x 1.73m)

Frosted window to the side, cast iron panelled bath with shower over, low-level WC, hand basin, storage cupboard. Partially tiled walls, radiator.

External

Low maintenance frontage with side gated access to the rear garden. Enclosed rear garden benefiting from paved seating area, leading to lawn, with further seating area to the rear of the garden & timber shed.

Outbuilding (10' 02" x 8' 03") or (3.10m x 2.51m)

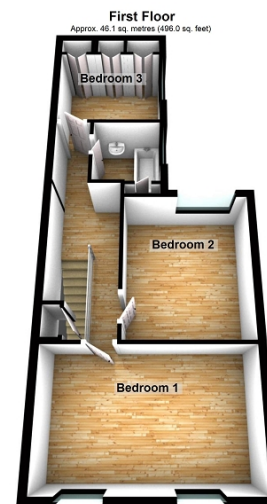
Outbuilding attached to the rear of the property, with plumbing for a washing machine.

Tenure

Not Specified

Council Tax

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Important notice

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.