



Railway Terrace, offers over £110,000

- Two Bedrooms
- End Of Terrace
- Village Location
- Ideal for Investment or First Time Buyers
- Two Reception Rooms
- EPC Rating: E



 2  1  2



About the property

Available is this two bedroom end of terrace property in the sought after area of Resolven. The ground floor of the property comprises of a hallway, generous lounge, dining room and kitchen. The first floor comprises of two bedrooms and the bathroom. The low maintenance rear garden can be accessed through the house or gates to the rear and side. The property is ideal for first time buyers or investment offering lots of potential. Resolven allows great access to the A465 for commute to Neath town or the M4. Conveniently located to local schools, shops and popular walking routes. Internal viewings are highly recommended to fully appreciate what the property offers.

Accommodation

Entrance Hall

Accessed via upvc door to front with fitted carpets, access to stairs and lounge.

Lounge

21' 2" x 11' 4" (6.45m x 3.45m)

Fitted carpets, upvc window to front and rear, marble feature fireplace, built in understair cupboard, access to dining room.

Dining Room

13' 9" x 9' 1" (4.19m x 2.77m)

Fitted carpets, upvc window and door to side leading to rear garden, marble feature fireplace, door to kitchen.

Kitchen 9' x 6' 8" (2.74m x 2.03m)

Fitted with a range of matching wall and base units with work space over, tiled splashback, flooring and a stainless steel sink with a mixer tap. Integrated cooker, hob, cooker hood, fridge freezer, space for washing machine. Wall mounted gas boiler fitted, upvc window to rear.



Landing

Fitted carpets, access to bathroom and bedrooms 1 and 2.

Bedroom 1

15' 4" x 11' 7" (4.67m x 3.53m)

Fitted carpets and 2 upvc windows to front.

Bedroom 2

14' 5" x 9' 4" (4.39m x 2.84m)

Fitted carpets, upvc window to side and access to attic storage.

Bathroom

Fitted with w.c, wash hand basin, bath, carpets, and built in airing cupboard. Upvc window with obscured glass to rear.

Front

Front yard with side access to rear garden via Gate.

Rear Garden

Accessed via side gate or back door from Dining Room, patio space with steps to raised gravel bed, rear access via gate.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let