



## John Street

£120,000

- Well Presented Throughout
- Sought After Village Location
- Two Reception Rooms
- Council Tax Band - A
- Outbuilding with Utilities
- EPC Rating: D



3 1 2





## About the property

An ideal family home, first time purchase or investment within Resolven! Perfectly located with access to local schools, including Ynysfach Primary School and Llangatwg Community Comprehensive School, Neath town centre with its amenities such as shops, railways and bus routes. With great links to local nature walks through Melincourt Falls and the M4 corridor via the A465.

Internally, the property comprises of an entrance hallway with stairs leading to the first floor landing and doors through to a quaint sitting room and the living / dining area with a light and airy feel throughout. The home flows through to the kitchen with matching wall and base units before entering the shower room which consists of a walk-in shower, w.c and hand wash basin. The first floor boasts three bedrooms, of which two are doubles with the third being a sizable single. There is a low maintenance, graveled garden providing access to a lane at the rear with an outbuilding ideal for utilities but could functionally be used as a summer house. internal viewings are highly recommended.

## Accommodation

### Entrance Hall

### Sitting Room

9' 3" x 8' 8" ( 2.82m x 2.64m )

### Lounge

15' 9" x 10' 3" ( 4.80m x 3.12m )

### Kitchen

10' 4" x 8' 3" ( 3.15m x 2.51m )





### **Bedroom One**

13' x 7' 7" ( 3.96m x 2.31m )

### **Bedroom Two**

12' x 8' 2" ( 3.66m x 2.49m )

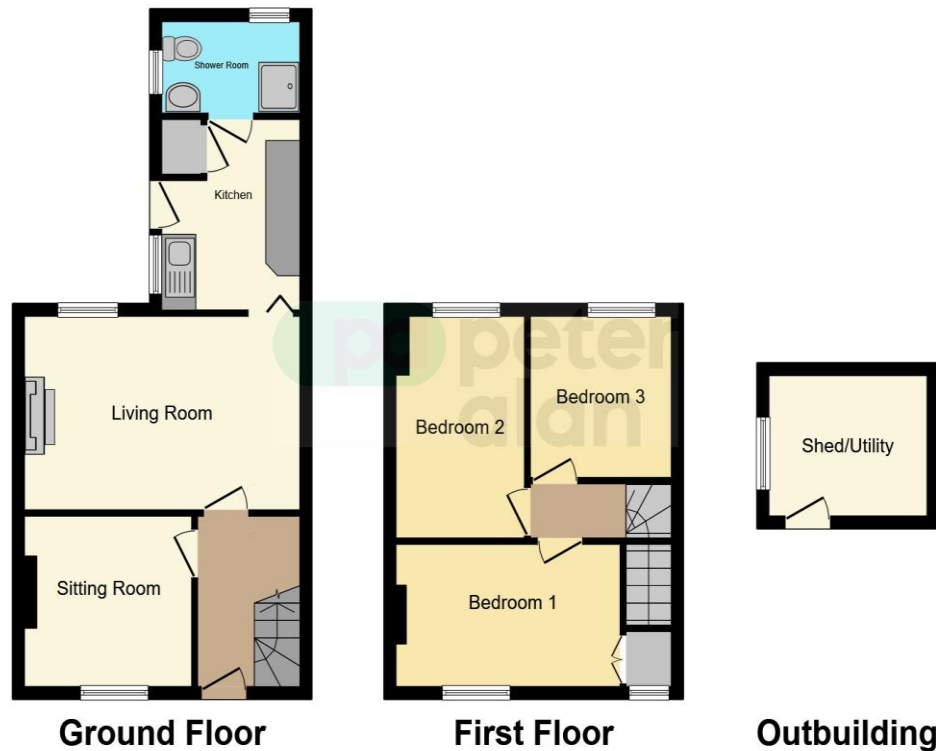
### **Bedroom Three**

8' 7" x 7' 4" ( 2.62m x 2.24m )

### **Bathroom**

### **Rear Garden & Summer House**

## Floorplan



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