



Ty Gwyn Neath Road, £390,000

- Immaculately Presented Throughout
- Modern, Open Plan Living
- Split over Three Spacious Floors
- Council Tax F
- Jaw Dropping Views
- EPC Rating: B



5 5 1



About the property

This beautifully maintained and sizable property in Resloven could be your family's perfect forever home! With ample off street parking for multiple vehicles and a spacious garage for secure storage, this home has plenty to offer! Conveniently located for commuters with great links to the M4!

The home is split across three habitable floors with smart features such as data fed speaker systems in most rooms. Accessed via double upvc doors to the front into the entrance hallway where you'll find doors through to the fifth bedroom, previously used as a cinema room, the cloakroom with options for storage and a fully plastic paneled utility space. Stairs then lead to the first floor landing with a stunning balcony with glass balustrade. Here you'll also find another cloakroom and generous storage cupboards as well as the main lounge, with patio doors and media wall, the fourth bedroom, with en-suite and walk-in wardrobe, and an enormous open plan living area with fitted kitchen, space for a dining table and sitting area! Featuring integrated appliances like two integrated double ovens, a microwave, fridge freezer and dishwasher with a kitchen island and granite worktops over all!

The final floor houses bedrooms two & three, where an en-suite is shared, and the enormous master bedroom with four piece fitted en-suite and walk in wardrobe!

The gardens offer brilliant social potential with tiers over looking the neath valley and the attraction of low maintenance living!

Accommodation

Entrance Hallway

21' 3" x 9' 6" (6.48m x 2.90m)

Study

14' x 7' 7" (4.27m x 2.31m)

Bedroom Five

14' x 12' 6" (4.27m x 3.81m)

Ground Floor Cloakroom

Utility Room

14' 1" x 7' 9" (4.29m x 2.36m)



First Floor Landing

First Floor Cloakroom

Bedroom Four

16' 1" x 14' 1" (4.90m x 4.29m)

En-suite

Lounge

18' 8" x 15' 8" (5.69m x 4.78m)

Kitchen / Diner / Lounge

42' 7" x 15' 6" Into Recess + Cupboards (12.98m x 4.72m
Into Recess + Cupboards)

Second Floor Landing

Bedroom Three

14' 4" x 12' 6" (4.37m x 3.81m)

Bedroom Two

16' 9" x 11' 2" (5.11m x 3.40m)

Jack & Jill En-Suite

Bedroom One

14' 3" Plus Dormer x 17' 1" (4.34m Plus Dormer x 5.21m)

En-Suite

Walk In Wardrobe

11' 5" x 9' 7" (3.48m x 2.92m)

Front & Rear Garden

Integrated Garage

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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