



2 Neath Road, Resolven – SA11 4AA

Neath

£125,000

2 Neath Road

Resolven, Neath

Welcome to this charming three bedroom terraced house, perfectly positioned in the heart of the village and offering a blend of traditional character and modern convenience. Step inside to find a welcoming living space that's ideal for relaxing or entertaining, with plenty of natural light and a layout that feels both practical and inviting. The kitchen is a great spot for cooking up your favourite meals, and the property benefits from a modern gas fired combination boiler, making it efficient and cosy all year round. Each of the three bedrooms offers comfortable accommodation, with enough space for a growing family, guests, or even a home office if you work remotely. The bathroom is neatly presented and ready for you to add your own touch. Parking is a breeze thanks to off road parking to the rear (a real bonus in this central location), and being freehold, you'll have peace of mind for the future. This home is a fantastic opportunity for first time buyers looking to get onto the property ladder, or for anyone seeking a well-located base in a friendly village setting. Don't miss your chance to view this lovely house and see how it could be your next home.





- Freehold
- Traditional build
- Off road parking to the rear
- Modern gas fired combination boiler
- Central village location
- No chain
- Council Tax B / EPC D

Entrance

Accessed via part frosted glazed PVCu front door.

Lounge

17' 5" x 15' 9" (5.30m x 4.80m)

Overlooking the front of the property via PVCu double glazed window and PVCu double glazed window to the side. Emulsion and coved ceiling. Emulsion walls. Two radiators. Wood effect laminate floor. Wall mounted fuse box. Internal glazed doors.

Kitchen

12' 2" x 11' 2" (3.70m x 3.40m)

Overlooking the rear garden via PVCu double glazed French doors. Emulsion and cove ceiling, inset spotlights, emulsion walls, tiled floor, range of wall and base units with roll top worktop, and tiled splashbacks and inset 1 and a half bowl sink. Integrated electric oven with electric hob and overhead extractor. Plumbing in place for washing machine. Space for fridge/freezer. Space for under counter appliance. Storage cupboard housing the wall mounted gas fired combination boiler.

Bathroom

PVCu double glazed window to the side. Emulsion ceiling and part emulsion, part PVCu clad walls, vinyl floor, three piece suite in white comprising of W.C, hand wash basin, and bath with hand held shower. Wall mounted heated towel rail.

Landing

Stairs with wooden balustrade and loft storage.



Bedroom one

15' 7" x 8' 10" (4.75m x 2.70m)

PVCu double glazed window to the front, emulsion ceiling and walls, and fitted carpet.

Bedroom two

12' 6" x 10' 6" (3.80m x 3.20m)

PVCu double glazed window to the side, emulsion ceiling and walls, and fitted carpet.

Bedroom three

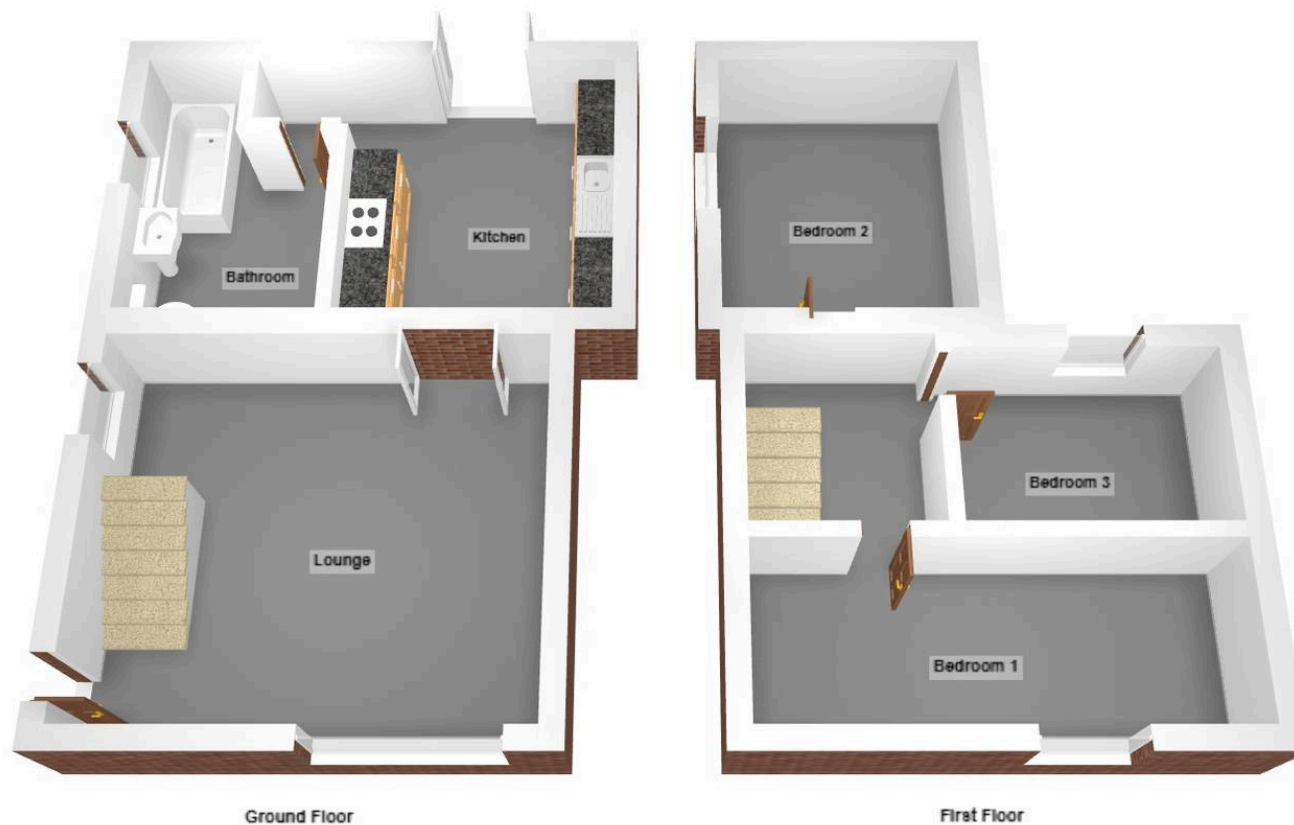
10' 6" x 8' 0" (3.20m x 2.45m)

PVCu double glazed window to the rear, emulsion ceiling and walls, and fitted carpet.

Outside

Enclosed rear garden laid to patio with steps up to lawned area. Further parking and off road parking with gated rear access via the rear lane. Side gated access back to the front of the property.





Payton Jewell Caines

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