



Woodlands Terrace, Resolven, Neath,  
Neath Port Talbot. SA11 4NG

£147,000



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NO ONWARD CHAIN!

We are pleased to offer the opportunity to purchase this detached bungalow which is situated within the VILLAGE LOCATION of Resolven and has good road and transport links to Neath town centre. The property offers GOOD SIZE accommodation with GARDENS to the front and rear.

£147,000 - Freehold

- Two bedroom detached bungalow
- Bathroom with separate w.c.
- Dining room with french doors
- Kitchen to include oven, hob and hood
- Built-in storage to bedroom two
- Enclosed courtyard to the rear. EPC-C71



## OVERVIEW

This detached bungalow would be an ideal purchase for anyone wanting to downsize and benefits from well proportioned accommodation throughout.

Briefly comprising entrance hall, lounge, dining room, two bedrooms, kitchen and bathroom with a separate W.C.

Externally there is an enclosed tiered garden to the rear with side access to the front.

## ENTRANCE HALL

Via Composite door. Covings. Radiator and tiled flooring.

## LOUNGE (11' 10" x 10' 11") or (3.61m x 3.33m)

Ceiling rose. PVCu double glazed window overlooking the front. Television aerial point. Radiator and fitted carpet.

## DINING ROOM (10' 9" x 9' 10") or (3.27m x 3.00m)

Covings. PVCu double glazed french doors leading out on to the rear garden. Open fireplace with brick hearth. Built-in storage cupboard. Radiator.

## KITCHEN (8' 7" x 8' 1") or (2.62m x 2.46m)

Spotlights and covings. PVCu double glazed window and door leading out on to the side. Fitted kitchen having a range of wall and base units with coordinating worktops and ceramic tiling to splashback. Inset sink and drainer with mixer tap. Built-in electric oven and hob with extractor. Space and plumbing for white goods. Vinyl flooring.

## BEDROOM 1 (12' 0" x 8' 10") or (3.66m x 2.69m)

Covings. PVCu double glazed window overlooking the front. Radiator and fitted carpet.

## BEDROOM 2 (10' 10" x 8' 6") or (3.29m x 2.58m)

PVCu double glazed window overlooking the side. Built-in storage cupboard. Radiator and fitted carpet.

## BATHROOM (8' 6" x 4' 7") or (2.60m x 1.39m)

Covings. Extractor. Frosted glass window overlooking the side. Two piece suite comprising panelled bath with overhead shower and pedestal. Tiling to splashback areas. Radiator and tiled flooring.

## SEPARATE WC

Covings. Extractor. Frosted glass window overlooking the side. Two piece suite comprising low level w.c. and wall mounted wash hand basin. Combination boiler. Tiling to splashback areas. Tiled flooring.


## OUTSIDE

Enclosed courtyard to the rear which is laid to chippings with mature shrubs. Steps then lead up the remainder of the garden where there is an abundance of mature planting and decorative flowerbeds.

Access at the side leads to the front garden which is laid to chippings with mature planting and steps leading up to the front door.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## GROUND FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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