

Woodlands Terrace, Resolven, Neath, Neath Port Talbot. SA11 4NG £147,000 PAYTON JEWELL CAINES

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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. Coving. 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)

Coving. 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 coving. 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 an 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)

Coving. 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)

Coving. 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

Coving. 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.



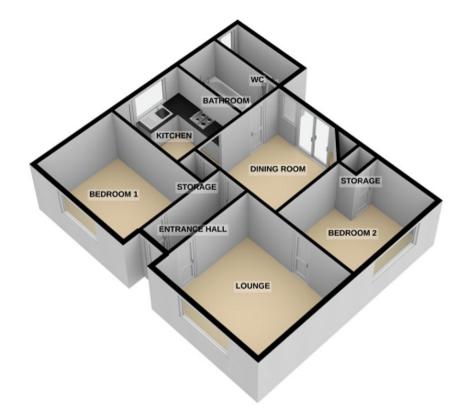




Floorplan & EPC

Energy Efficiency Rating Current Potential Verv energy efficient - lower running costs (92+) A В 88 (69-80) C 71 (55-68) (39-54) (21-38) G 1-20) Not energy efficient - higher running costs England, Scotland & Wales

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



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www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328 bridgend@pjchomes.co.uk Lettings: 01656 869 000 bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477 pencoed@pjchomes.co.uk Lettings: 01656 869 000 bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268 porttalbot@pjchomes.co.uk Lettings: 01639 891 268 porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507 neath@pjchomes.co.uk Lettings: 01639 874507 neathrentals@pjchomes.co.uk