



Coronation Avenue

£170,000

- Converted Loft Room
- Modern Resin Laid Gardens
- Ideal Family Home
- Deceptively Spacious
- Under Floor Heating in Bathroom
- EPC Rating: D



2 1 2



About the property

Deceptively spacious throughout and perfect for the family is this gorgeously presented, two bedroom home with a loft conversion. Nestled onto a corner plot in a quaint side street within the popular village setting of Resolven, Neath! With fantastic links to the A465 through to Neath town centre, with high street stores and public transport routes, and the M4 corridor. The home is approached through a gated and resin-laid forecourt with side access available from Heol Herbert into a low maintenance rear garden, with an outbuilding suitable for storage with potential for a utility space*. Internally, the property comprises of an entrance porch & hallway, with stairs to the landing, and doors through to an open plan lounge / diner and further fitted kitchen. The first floor houses two double bedrooms, the family bathroom with underfloor heating and a separate w.c and hand wash basin. There is also a flight of stairs leading to the converted attic space with skylight window. Internal viewings are highly recommended.

*Conversion to utility may be subject to relevant planning permissions.

Accommodation

Entrance Porch & Hallway

Lounge

21' 9" Plus Bay Window x 12' 8" Max (6.63m Plus Bay Window x 3.86m Max)

Kitchen

17' 5" Max x 9' (5.31m Max x 2.74m)

Landing



Bedroom One

14' Plus Wardrobe x 10' (4.27m Plus Wardrobe x 3.05m)

Converted Loft Space

15' 9" x 11' 9" (4.80m x 3.58m)

Bedroom Two

11' 7" x 10' 1" (3.53m x 3.07m)

Forecourt & Rear Garden

Bathroom

Wc

Floorplan



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