



Neath Road, £425,000

- No On Going Chain
- Fantastic Views
- Deceptively Spacious
- Low Maintenance Grounds
- Perfect Family Home
- EPC Rating: C



 5  4  3



About the property

The perfect family home! 'Maes Yr Haf' an immaculately presented and sizable dwelling now available for sale just outside of the semi-rural village of Resolven, Neath, with no on going chain! Offering fantastic links to local stores, frequently running buses, commuting routes via the A465 onto the M4 corridor and Neath Town Centre with a main line train station, high street stores, bars and restaurants. The home is approached via a spacious, paved driveway, with steps to the entrance hallway, integrated garage and side access through to a low maintenance rear garden, with stone chippings and laid patio. The ground floor consists of a magnificent entryway, with doors through to a guest bedroom, shower room, study, utility space and through to the converted rear of the garage. A flight of stairs leads to the open plan living area, fitted with a gas fire, family bathroom and double doors onto the balcony. A modern fitted kitchen to the rear offers integrated appliances and french doors out to the patio. The master & second bedroom are also found on this floor, with largest of which features an en-suite shower room and walk in wardrobe. Lastly, the second floor contains the final two double bedrooms, with fitted wardrobes and a generous shower room with his & hers vanity unit.

Internal viewings are highly recommended to truly appreciate this lovely home!





Accommodation

Entrance Hall

Study- 13' 4" x 7' (4.06m x 2.13m)

Utility Room- 12' 7" x 7' 4" (3.84m x 2.24m)

Bedroom Five- 13' 8" x 13' 5" max (4.17m x 4.09m max)

Ground Floor Shower Room

Rear Of Garage- 12' 5" x 8' 7" (3.78m x 2.62m)

First Floor Landing

Lounge Area- 27' 4" max x 23' 9" max (8.33m max x 7.24m max)

Kitchen / Dining Area- 16' 1" x 14' 9" (4.90m x 4.50m)

Bedroom One- 18' 8" x 12' 8" (5.69m x 3.86m)

Ensuite

Bedroom Two- 13' 1" x 12' 8" (3.99m x 3.86m)

First Floor Bathroom

Second Floor Landing

Bedroom Three- 18' 9" plus recess x 12' 7" (5.71m plus recess x 3.84m)

Bedroom Four- 18' 9" plus recess x 13' 5" (5.71m plus recess x 4.09m)

Second Floor Shower Room

Paved Driveway & Rear Garden

Garage- 12' 5" x 8' 4" (3.78m x 2.54m)

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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