



Tan Y Rhiw Road, Resolven, Neath, Neath
Port Talbot. SA11 4NB

£179,950

PJC PAYTON
JEWELL
CAINES

Tan Y Rhiw Road, Resolven, Neath, Neath Port Talbot. SA11 4NB

We are pleased to offer this THREE BEDROOM END OF TERRACE cottage situated in the residential area of resolven and conveniently located within walking distance of Ynysfach Primary School, Resolven rugby and football club, local shops and amenities.

Accommodation briefly comprises of a porch, lounge, kitchen/diner, conservatory, downstairs bathroom, three bedrooms, family bathroom, front and side gardens.

£179,950 - Freehold

- Spacious three bedroom end of terrace cottage
- Set in rural village of resolven
- Close to local schools and amenities
- Conservatory
- Off road parking



PORCH

Part glazed PVCu front door into porch. Wooden framed glass porch. Glazed wooden door leading to lounge.

LOUNGE (20' 3" x 10' 1") or (6.17m x 3.07m)

Stippled ceiling with mock beams. Two flush light fittings. Artexed walls. Solid parquet wood flooring. Three radiators. Original Inglenook fire place (currently concealed). Two side facing PVCu windows with fitted venetian blinds and curtains. One front facing PVCu window with fitted venetian blinds. Curved original staircase leading to first floor.

KITCHEN/DINER (18' 3" x 9' 3") or (5.57m x 2.83m)

Emulsioned ceiling with inset spotlights to kitchen area. Pendant light over the dining area. Mock beams in ceiling. Emulsioned walls. Two radiators. Ceramic floor tiles. Rear facing PVCu leaded window with venetian blind. Part glazed PVCu door leading to conservatory. Kitchen fitted with range of solid wood floor and wall cupboards with complimentary quartz worktops. One and half stainless steel sink and drainer with chrome hot/cold mixer taps. Freestanding gas cooker to stay. Upright fridge/ freezer to stay. Under counter washing machine to stay. Integrated dishwasher to stay. In the dining area wood effect PVCu french doors leading into conservatory.

CONSERVATORY (13' 0" x 7' 6") or (3.97m x 2.29m)

Polycarbonate roof. Dwarf brick wall with white PVCu windows. Glazed PVCu door leading to side garden. Radiator. Ceramic floor tiles.

DOWNSTAIRS BATHROOM (8' 4" x 5' 9") or (2.53m x 1.75m)

Emulsioned ceiling with coving. Centre pendant light. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Radiator. Rear facing PVCu frosted window with fitted roller blind. Room fitted with cream four piece suite comprising of pedestal wash hand basin with hot/cold mixer taps, Corner bath with hot/cold mixer taps, W.C. and shower cubicle with wall mounted shower. Built in cupboard housing the gas fired combination boiler.

LANDING

Stippled ceiling with mock beams. Three pendant lights. Vellux window. Skimmed walls. Radiator. Fitted carpet.

BEDROOM 1 (10' 7" x 9' 0") or (3.23m x 2.75m)

Emulsioned ceiling. Pendant light. Emulsioned walls. Fitted carpet. Rear facing PVCu window with pole and curtains. Radiator.

BEDROOM 2 (10' 11" x 9' 4") or (3.33m x 2.85m)

Stippled ceiling with mock wooden beams. Papered walls. Fitted carpet. Radiator. Dual aspect PVCu front and side facing windows with fitted venetian blinds and curtains.

BEDROOM 3 (8' 11" x 9' 0") or (2.73m x 2.74m)

Stippled ceiling with mock wood beams. Papered walls. Fitted carpet. Radiator. Side facing PVCu window with fitted venetian blinds, pole and curtains.



FAMILY BATHROOM (6' 0" x 5' 11") or (1.82m x 1.81m)

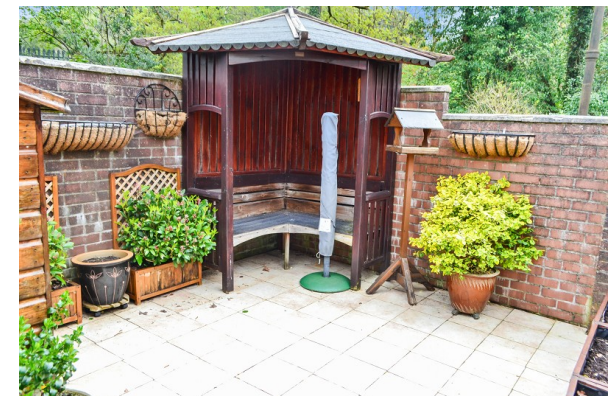
Emulsioned ceiling. Flush light fitting. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Radiator. PVCu frosted window with fitted roller blind. Room fitted with three piece white suite comprising W.C., Pedestal wash hand basin with hot/cold mixer tap and corner shower cubicle with wall mounted shower and glass sliding doors.

FRONT GARDEN

Low maintenance front garden. Bounded on three sides by brick walls. Wrought iron gate leading into front garden. Wooden side gate leading to side garden.


OUTSIDE

Low maintenance side garden. Two main sun terraces with stone pavers. Established flower beds with matured shrubs. Concrete driveway for off road parking. Sun terrace laid with ceramic pavers. Corner sheltered seating area. Wooden storage shed. Metal steps leading to storage shed with power which houses tumble dryer. Side wooden gate leading to the brook at the rear of the property.

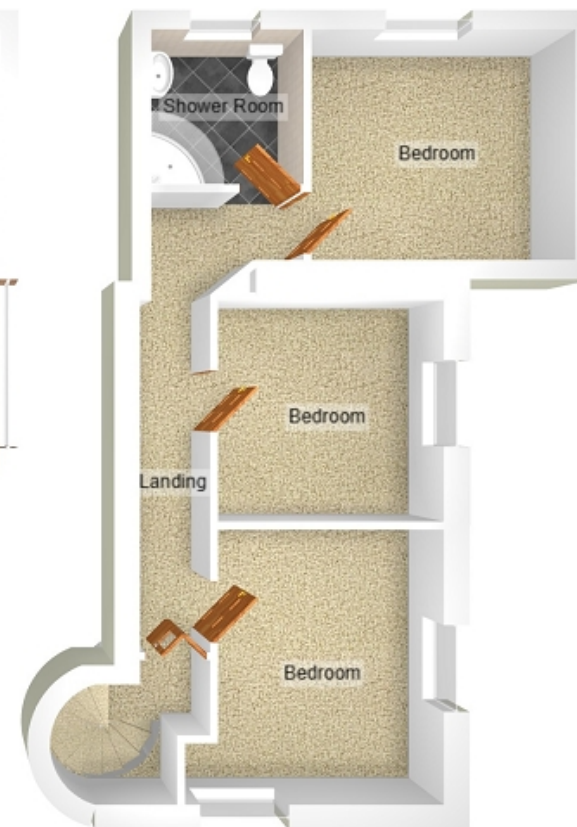


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
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.



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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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