

Payton
Jewell
Caines



Maes Y Tyra, Resolven, Neath, Neath Port
Talbot. SA11 4NN

£195,000

PJC PAYTON
JEWELL
CAINES

Maes Y Tyra, Resolven, Neath, Neath Port Talbot. SA11 4NN

A well proportioned THREE BEDROOM DETACHED HOUSE. Spacious grounds and off road parking. Close to local amenities and facilities, good access to M4 corridor. Viewing recommended to fully appreciate this family home.

£195,000 - Freehold

- Three bedroom detached house
- Lounge
- Fitted kitchen/dining room
- Downstairs WC
- Off road parking/single attached garage
- EPC C



DESCRIPTION

We are pleased to offer this three bedroom detached house, situated within a semi rural setting of Resolven and close to local shops, schools and good transport links to Neath town centre and M4 corridor. Accommodation briefly comprises to the ground floor entrance hallway, downstairs WC, lounge and kitchen/dining room. To the first floor three bedroom and family bathroom. To the outside enclosed garden and single attached garage.

ENTRANCE HALL

DOWNSTAIRS CLOAKROOM

LOUNGE (14' 5" x 13' 5") or (4.40m x 4.10m)

Skimmed ceiling. Emulsioned walls. Laminate flooring. Radiator. PVCu double glazed Georgian window to front. Multi fuel burner.

KITCHEN/DINER (20' 10" x 9' 6") or (6.35m x 2.90m)

Skimmed ceiling. Emulsioned walls. Laminate flooring. Fitted wall and base units. Built in gas hob, electric oven and extractor hood. Single drainer sink unit with mixer tap. Complementary work surfaces. Tiled splash backs. Plumbing for automatic washing machine and space for fridge/freezer. Wall mounted gas combination boiler. Ample space for dining table and chairs. Radiator. PVCu double glazed window and patio doors to rear.

FIRST FLOOR LANDING

BATHROOM (10' 1" x 9' 6") or (3.08m x 2.89m)

Skimmed ceiling, Tiled walls. Vinyl floor covering. Four piece suite comprising Panelled bath, pedestal wash hand basin, low level w.c. and double shower cubicle with respectex panelling and mains fed shower. Radiator. PVCu frosted double glazed window to rear.

BEDROOM 1 (13' 6" x 10' 9") or (4.11m x 3.27m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Fitted wardrobes. Radiator. PVCu Georgian double glazed window to front.

BEDROOM 2 (10' 9" x 9' 6") or (3.27m x 2.89m)

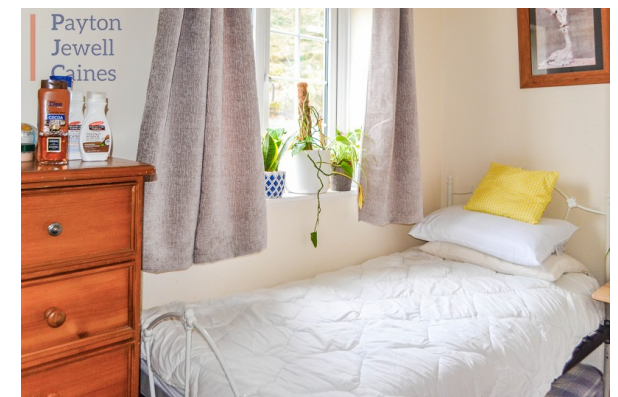
Skimmed ceiling. Emulsioned walls. Fitted carpet. PVCu double glazed window to rear.

BEDROOM 3 (10' 1" x 9' 3") or (3.08m x 2.81m)


Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu Georgian double glazed window to front.

OUTSIDE

Enclosed and bounded by wood panel fencing. Laid to lawn. Paved patio area. Single attached garage. Courtesy door and window from rear garden. Electric installed and light. Electric roller shutter door.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(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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