



Rose Cottages, Resolven,
Neath, Neath Port Talbot, SA11 4LF.

Offers in the Region Of £76,500

****Exclusive with Abbey Residential Agents****

If you are interested in this home please contact ourselves verbally.

Abbey Residential Agents are proud to offer for sale by private treaty this well presented one double bedroom end terraced home located in the sought after village location of Resolven. There is currently of homes available in this location and we strongly recommend early viewing to avoid disappointment. Vacant Possession with No Onward Chain. Close to Neath Tenant Canal and good proximity to the shops and amenities located in the village of Resolven. Good road links via the A465 into Neath or to the other direction to Glynneath.

The accommodation consists to the ground floor of a lounge/diner with an opening into the kitchen. Staircase to the first floor where there is one double bedroom with a shower room. Rear Yard.

Entrance

Via pvc door into the lounge.

Lounge

12' 7" x 12' 8" (3.83m x 3.86m)

Double glazed window to the front aspect, plain plastered ceiling, radiator. Staircase to the first floor. Open to the kitchen.

Kitchen

7' 8" x 7' 6" (2.34m x 2.28m)

A range of wall and base units inset sink unit. Wall mounted gas boiler. Cooker point. Pvc door to the rear aspect.

First Floor Landing

Access to the loft. Open to the bedroom. Folding door into the shower room.

Bedroom One

13' 8" x 12' 6" (4.16m x 3.81m)

Double glazed window to the front aspect. radiator, plain plastered ceiling,.

Shower Room

7' 2" x 5' 9" (2.18m x 1.75m)

Double glazed window to the side aspect. A suite consists of sink unit, toilet, shower cubicle. Chrome towel rail.

Garden

Rear yard.

Tenure - Freehold

Please obtain verification from your solicitor.

Council Tax - A

Energy Performance Certificate

Current - 48 - E Potential - 84 - B Total Floor Area 41 square metres Certificate Number - 8863 - 7429 - 4390- 1912 - 4992 Valid until 11 January 2027 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via the virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the



process. Please respect the procedures in place at this time.

Disclaimer

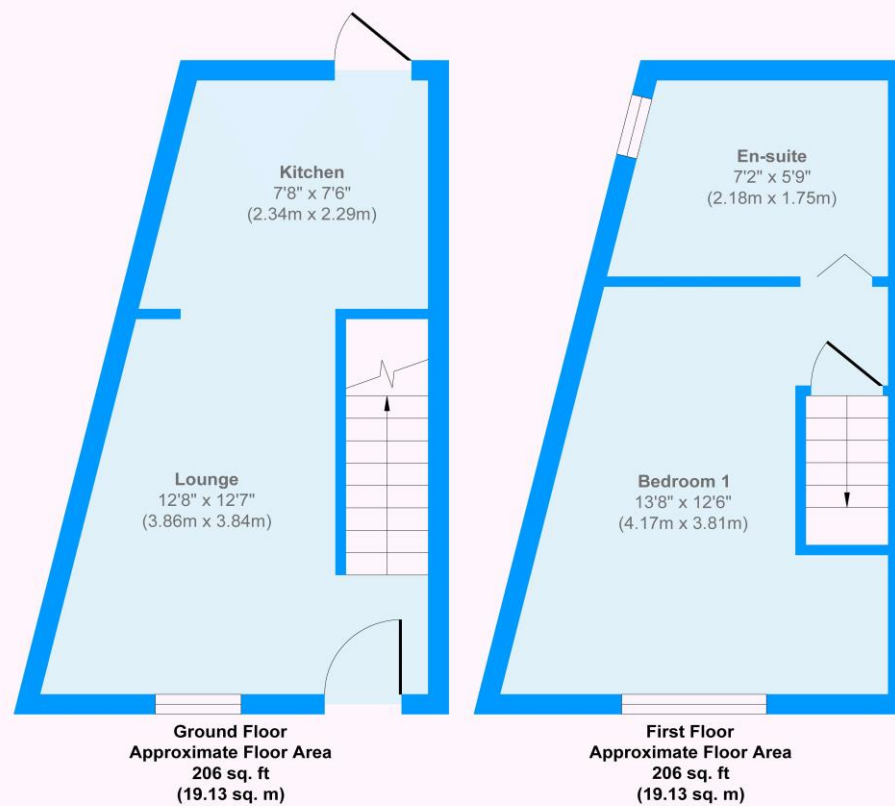
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons 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. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. 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 Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey

Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.





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Approx. Gross Internal Floor Area 412 sq. ft / 38.26 sq. m
Produced by Elements Property

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