



Neath Road, Resolven,
Neath, Neath Port Talbot, SA11 4AN.

Offers in the Region Of £285,000

****Executive Detached Family Home****

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

Abbey Residential Agents are proud to offer Llys Y Coed to the open market for sale by private treaty this well-proportioned, five bedroom executive detached family residence which is arranged over three levels in the semi rural location of Resolven which has good access to the A465 inter valley link road which joins the M4 corridor at junction 43. This executive family home was constructed approximately fifteen years ago and offers an opportunity to acquire a spacious family home which could provide enough space for two families to enjoy. There is currently a shortage of homes of this space and high specification finish throughout. We strongly recommend internal viewing of this home. To the ground floor there is an entrance hall, bedroom one with an en-suite shower room, utility room, door into the integral garage. To the first floor there is a spacious landing area, bedroom two (currently used as a study/office), lounge with an outlook backing onto the woodland, family kitchen/diner with fitted units. To the second floor there are a further three bedrooms, en-suite bathroom and a family bathroom. Externally there are front there is ample parking for a number of vehicles and a rear garden.

Entrance

via front door into the entrance hall.

Hall

Tiled floor. Staircase to the first floor. Door into the utility room. Door into the garage. Door into bedroom one. Storage space under the stairs. Plain plastered ceiling. Radiator.

Utility Room

9' 8" x 7' 3" (2.94m x 2.21m)

Tiled floor. Radiator. A range of fitted wall and base units inset stainless steel sink unit, plumbed for a washing machine, space for a tumble drier. Humidity extractor fan. Tiled splash backs.

Garage

Electric roller shutter door, sink and base units for tool storage. Wall mounted boiler. Alarm.

Bedroom One

18' 8" x 9' 8" (5.69m x 2.94m)

Full length double glazed window to the front aspect, plain plastered ceiling, radiator. Door into the en-suite shower room.

En-suite Shower Room

4' 8" x 9' 7" (1.42m x 2.92m)

Xpelair extractor fan. Chrome towel rail, tiled floor. A suite consists of push button toilet, vanity unit inset sink unit, walk in shower cubicle with brick effect tiled splash backs.

First Floor Landing

Double glazed window to the front aspect, plain plastered ceiling. Staircase to the second floor. Door into bedroom two. Door into the lounge. Door into the kitchen/diner.

Bedroom Two

9' 8" x 9' 7" (2.94m x 2.92m)

Currently used as an office/study. Double glazed window to the front aspect, radiator, plain plastered ceiling.

Lounge

13' 5" x 17' 5" (4.09m x 5.30m)

Double glazed french doors into the rear garden. Full length double glazed window to the rear garden, plain plastered ceiling, radiator. USB charging.



Kitchen/Diner

23' 3" x 9' 8" (7.08m x 2.94m)

Double glazed window to the front aspect. Plain plastered ceiling with integrated spotlights. Quick step flooring, radiator. A range of fitted wall and base units inset sink unit, brick effect tiled splash backs, mood lighting to the top of the wall units. USB charging. Space for a dishwasher. Cooker point, chrome towel. Space for a dining room table and chairs.

Second Floor Landing

Plain plastered ceiling. Doors off to the second floor rooms. Linen cupboard with radiator.

Bedroom Three

11' 4" x 9' 8" (3.45m x 2.94m)

Double glazed window to the front aspect, radiator, plain plastered ceiling with integrated spot lights, storage cupboard / built-in wardrobe. USB charging.

En-suite Bathroom

7' 0" x 6' 3" (2.13m x 1.90m)

Frosted double glazed window to the rear aspect. Plain plastered ceiling with spotlights. Fully tiled to walls and the floor. A high specification bathroom



suite which consists of sink unit, push button toilet, jacuzzi bath with shower screen. Bluetooth ceiling speaker and mood lighting. Shower over the bath. Storage units.

Bedroom Four

7' 0" x 14' 2" (2.13m x 4.31m)

Double glazed window to the front aspect, radiator, plain plastered ceiling with spot lights. USB charging.

Bedroom Five

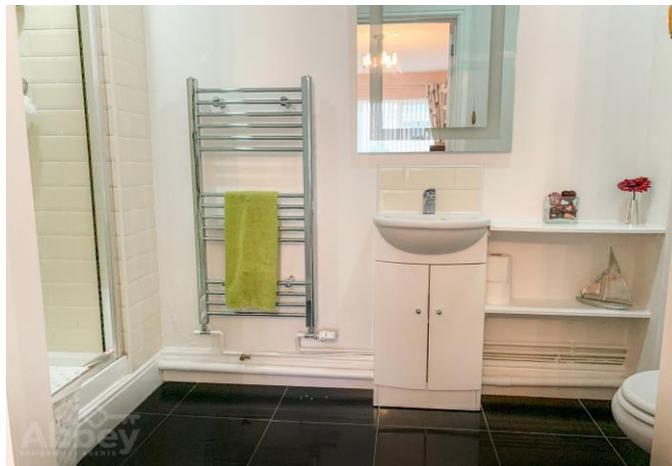
10' 8" x 9' 8" (3.25m x 2.94m)

Double glazed window to the rear aspect, radiator, plain plastered ceiling with integrated spotlights.

Family Bathroom

7' 7" x 7' 3" (2.31m x 2.21m)

Frosted double glazed window to the rear aspect. A high specification family bathroom which consists of p-shaped bath, shower screen, shower over the bath, sink unit, storage units and fully tiled.



Garden

To the front there is full width brick paviour driveway for a number of vehicles. Gated side pathway to the right hand side which leads into the rear garden. To the rear there is an enclosed rear garden which has a number of areas to enjoy backing onto the woodland. External power sockets, garden lighting, water feature and an outside water tap supply.

Tenure - Freehold

Please obtain verification from your solicitor.

Council Tax - E

Energy Performance Certificate

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.



Viewing by appointment with the selling agents.

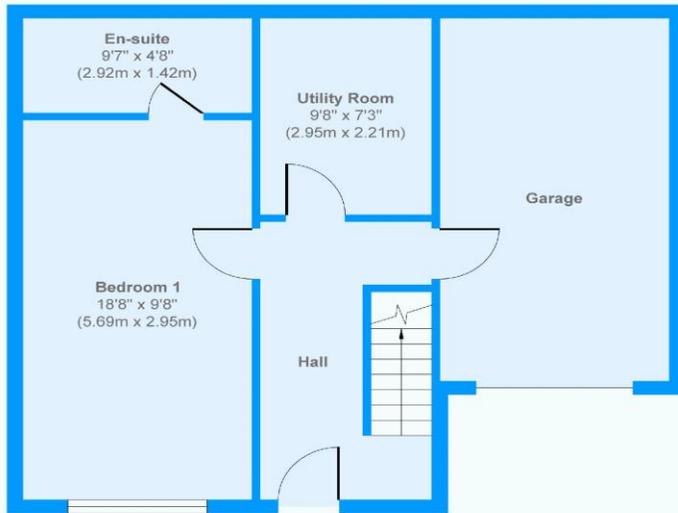
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Disclaimer

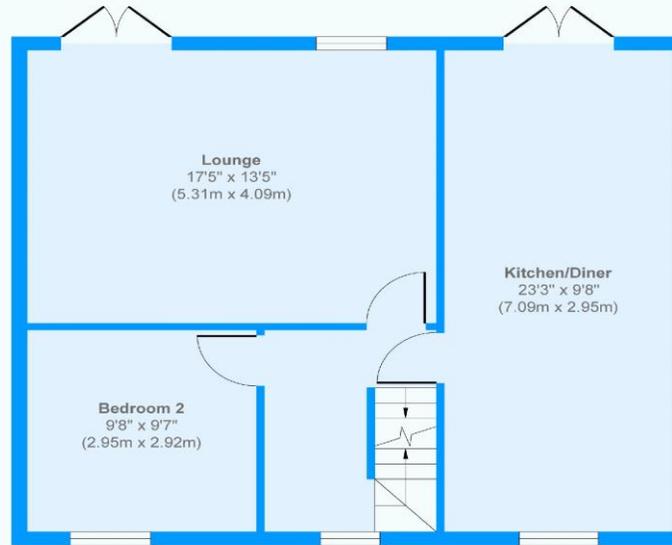
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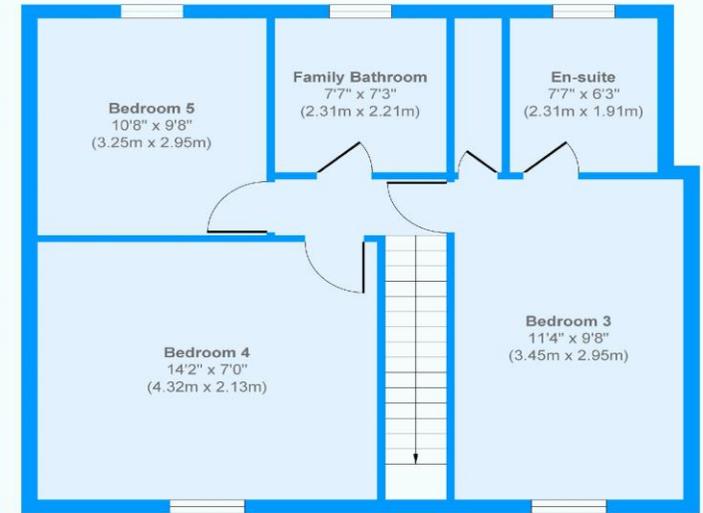
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Ground Floor
Approximate Floor Area
408 sq. ft
(37.90 sq. m)



First Floor
Approximate Floor Area
644 sq. ft
(59.82 sq. m)



Second Floor
Approximate Floor Area
636 sq. ft
(59.08 sq. m)



Approx. Gross Internal Floor Area 1688 sq. ft / 156.80 sq. m
Produced by Elements Property