



### 3 Glyncastle, Resolven, Neath, SA11 4NW

**Offers In The Region Of £245,000**

This attractive semi-detached home is the perfect blend of comfort, style, and convenience, boasting breath taking mountain views to the front and thoughtfully designed spaces throughout. The ground floor offers a welcoming lounge ideal for family living, kitchen, a separate utility room with breakfast area, and a sleek shower room. Upstairs, three generously sized bedrooms and a contemporary family bathroom provide ample space for a growing family. The enclosed rear garden has been landscaped for both relaxation and entertaining, featuring artificial grass, a decked seating area, a shingled section, and a bespoke bar area—perfect for hosting friends and enjoying summer evenings. With its desirable setting and versatile layout, this property is ready to become a beautiful family home. Viewing comes recommended.

## Main Dwelling



Enter through stable door into:

**Kitchen 7'10" x 19'6" (2.399 x 5.964)**



Fitted with base and wall units in oak effect with coordinating work surfaces to include, stainless steel sink and drainer, window to front, cuisine master cooker with extractor over, tiled flooring, part tiled walls, integrated dishwasher, coved ceiling, wine cupboard and under floor heating.



**Utility Room/Breakfast area 13'7" x 18'9" (4.156 x 5.727)**



Fitted with base and wall units in beechwood colour with coordinating work surfaces, window to front, underfloor heating, storage cupboard, boiler, coved ceiling, spot lights, seating area with storage and door to rear garden.



**Shower room 6'9" x 5'11" (2.072 x 1.818)**



**Lounge 11'10" x 11'10" (3.621 x 3.611)**



Fitted with three piece suite to include, low level wc, sink on vanity unit, shower, fully tiled walls, tiled flooring, radiator, window to side and spot lights.



Cosy lounge with electric fire (not tested) tiled flooring, coved ceiling, patio doors to rear garden and stairs to first floor.



Landing



Bedroom one 10'7" x 10'11" (3.238 x 3.333)



Double bedroom with above head storage, wall panelling, coved ceiling, fitted wardrobes and radiator.



**Bedroom two 10'6" x 8'9" (3.209 x 2.688)**



With laminate flooring, above head storage, window to rear, fitted desk and wardrobes.



**Bedroom three 7'8" x 7'9" (2.355 x 2.363)**



With fitted bunk bed, covered ceiling, radiator and window to front.



### Bathroom 8'6" x 6'9" (2.593 x 2.073)



Fitted with four piece suite to include, low level wc, shower, sink on vanity unit, bath with radiator underneath, tiled flooring, fully tiled walls, and window to rear.



### Outside



You are greeted by a generously sized and fully enclosed rear garden, offering a superb combination of practicality and style. The outdoor space has been thoughtfully landscaped to include a blend of natural lawn, low-maintenance artificial grass, and a decorative shingled area, creating distinct zones for relaxation and leisure. Mature trees and well-stocked shrub borders provide both privacy and a pleasant outlook throughout the seasons.

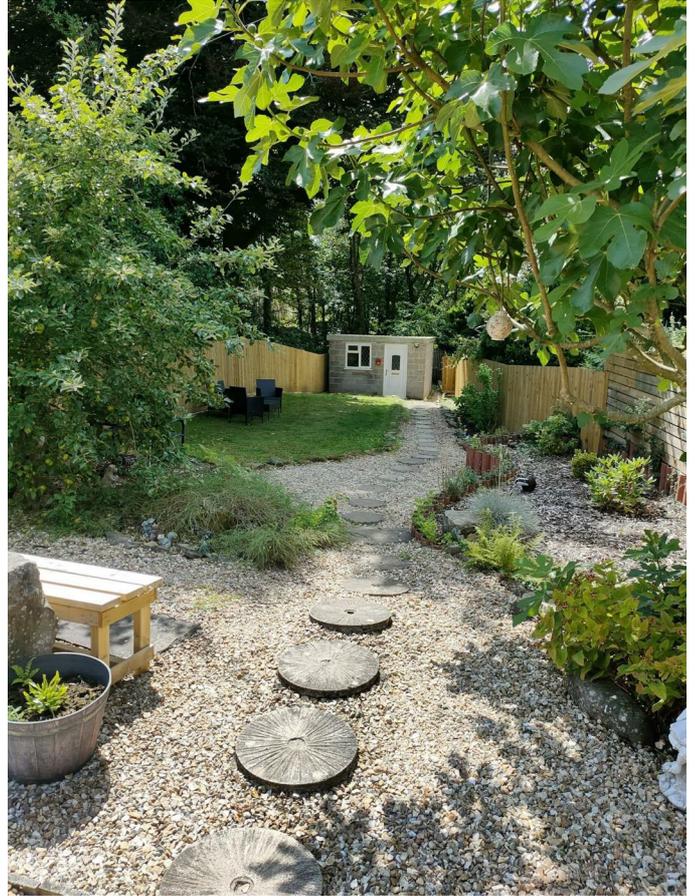
A particular highlight is the enclosed bar with seating, designed as the perfect spot for entertaining family and friends, or simply enjoying a quiet evening outdoors. This unique feature is further enhanced by attractive fountains, which add character and a sense of tranquillity to the setting.

In addition, the garden benefits from a substantial brick-built shed, equipped with power, offering a versatile storage solution for tools, equipment, or hobbies. Altogether, this is a garden that combines charm and functionality, making it a valuable extension of the home's living space."\*\*

Outside



Garden



Outside



Drone



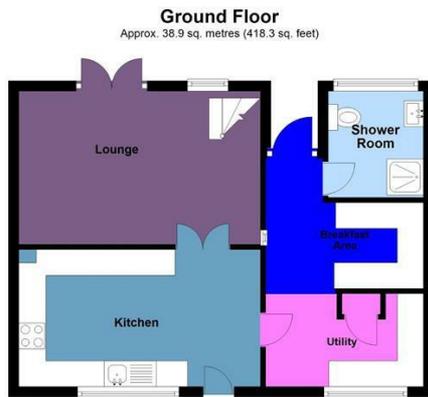
Outside



Agents Notes

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## Floor Plan

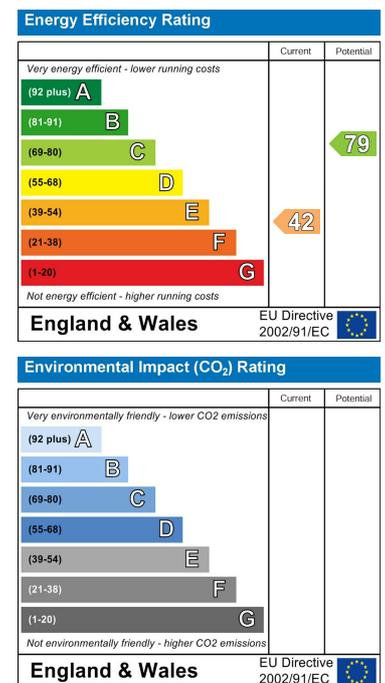


Total area: approx. 70.1 sq. metres (755.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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