



40 Commercial Road, Resolven, Neath, SA11 4HY

Offers In The Region Of £104,950

This delightful terraced house presents an excellent opportunity for both investors and those seeking a renovation project. Spanning an impressive 968 square feet, the property boasts two reception rooms, perfect for entertaining or relaxing with family, the accommodation features two well-proportioned bedrooms, providing ample space for a young family or first-time buyers. The convenience of two bathrooms, including a downstairs shower room and an upstairs w/c, adds to the practicality of the home, step outside to discover a sunny, low-maintenance rear garden, an ideal retreat for enjoying the outdoors or hosting gatherings, the property is ideally located with excellent commuting links via the A465 and M4, ensuring easy access to nearby towns and cities, moreover, the house is perfectly positioned for those who appreciate the great outdoors, with the stunning Brecon Beacons and surrounding areas just a stone's throw away. This location offers a wealth of opportunities for countryside walks, forestry exploration, and scenic canal paths, making it a wonderful place to call home.

Main dwelling

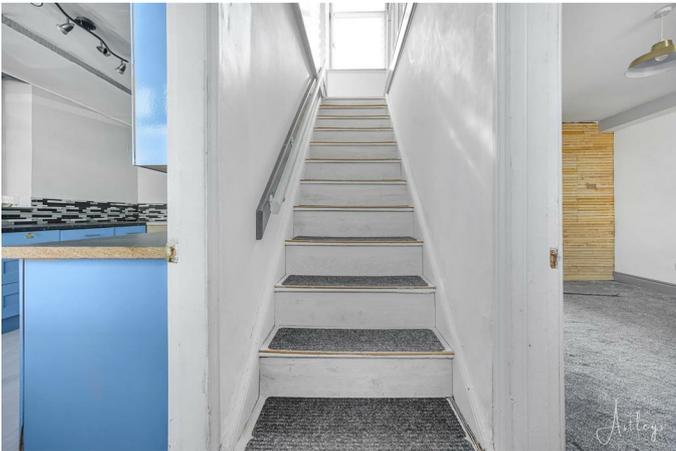


Kitchen/diner 14'8 x 9'5 (4.47m x 2.87m)



A range of wall and base units, sink with mixer tap and space for fridge/freezer, window to front and radiator.

Entrance hallway



UPVC front door into hallway.



Utility/storage area 4'4 x 3'6 (1.32m x 1.07m)

Understairs storage area with cupboard.

Lounge 14'7 x 11'1 (4.45m x 3.38m)



Mantle over fireplace and window to the front.



Second lounge 10'5 x 10'1 (3.18m x 3.07m)



Patio doors onto garden, coving, door to shower room and door to storage area housing the boiler, coving.



Wetroom 9'6 x 8'5 (2.90m x 2.57m)



Wet room with low level w/c, sink unit, radiator and window into outside kitchen/storage area.

Storage room

Housing boiler.

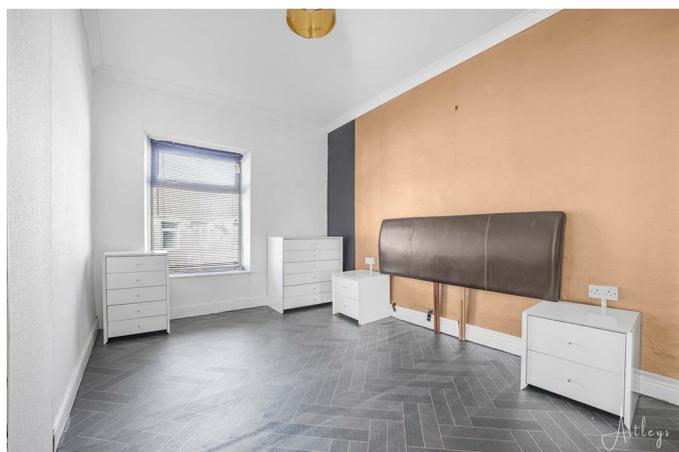
Landing



Bedroom 1 14'7 x 9'6 (4.45m x 2.90m)



Built in cupboard, window to front and radiator.

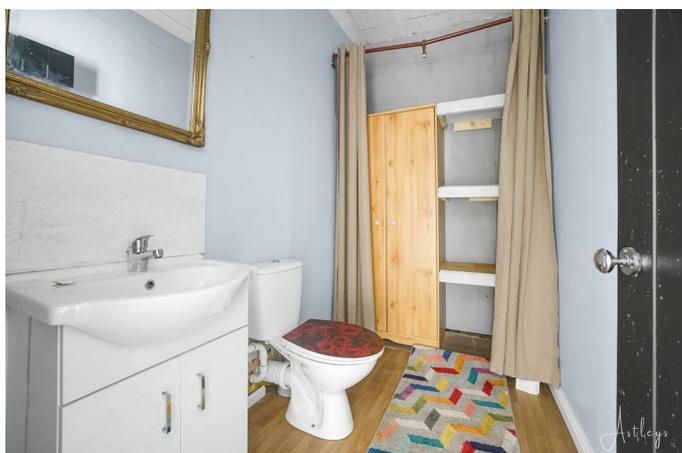


Bedroom 2 9'6 x 8'4 (2.90m x 2.54m)



Coving, window to front and radiator.

**Storage room (previously main bathroom) 7'8 x 4'7
(2.34m x 1.40m)**



Previously the main bathroom, currently with w/c, sink and storage cupboard.

Garden



Astro turf and a range of sheds/storage areas.



Drone



Services

Mobile coverage:

EE
Vodafone
Three
O2

Broadband:

Basic
18 Mbps
Superfast
62 Mbps

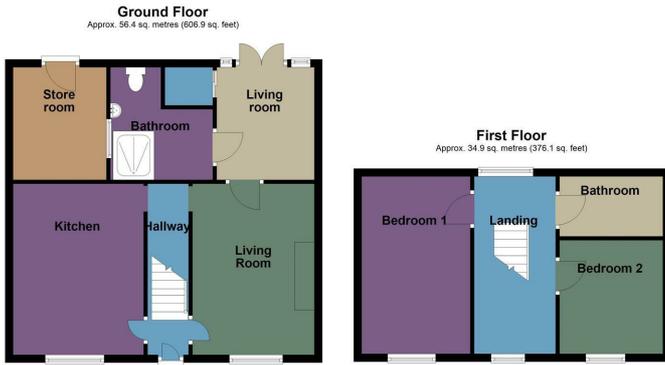
Satellite / Fibre TV Availability:

BT
Sky
Virgin

Council tax

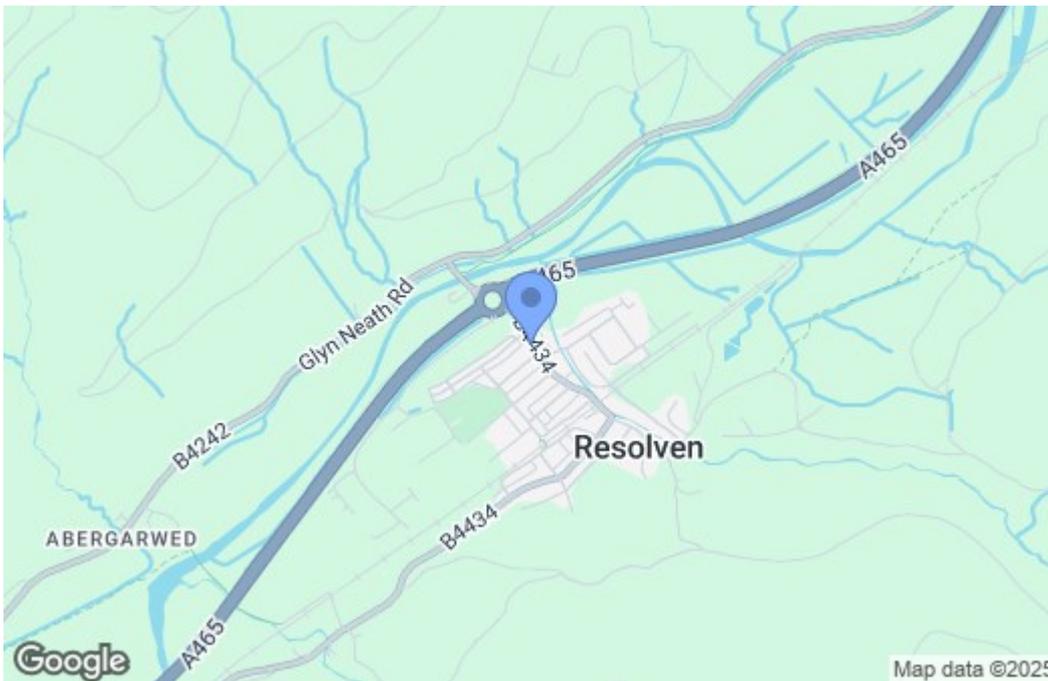
Local Authority Neath Port Talbot Council Tax: B
Annual Price: £1,898

Floor Plan

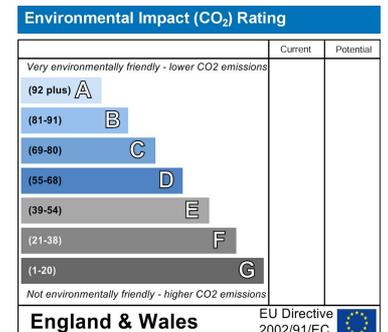
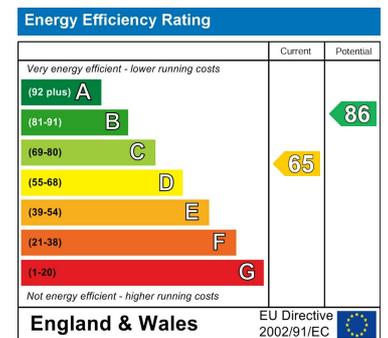


Total area: approx. 91.3 sq. metres (983.0 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.