35
Alfred Street,
Neath SA11 1EH

ASTLEYS RESIDENTIAL









29 Cory Street, Resolven, Neath, SA11 4HR

Offers In The Region Of £164,950

Beautifully presented throughout, this thoughtfully renovated home combines contemporary open plan living with a practical layout and a welcome sense of space. The heart of the property is the impressive open plan lounge, dining and kitchen area, creating an easy setting for everyday life, relaxed entertaining and quiet evenings at home. To the rear, the garage adds valuable practical space, while the accommodation extends over two floors with the additional benefit of an attic study, making the home particularly adaptable for modern working and family life.

A useful entrance hall provides storage and leads naturally into the main living space, where the kitchen, dining and sitting areas come together as one sociable room. A well appointed bathroom with both bath and separate shower completes the ground floor. Upstairs, two comfortable bedrooms are complemented by a useful storage cupboard, while the second floor provides a dedicated study that could suit home working, hobbies or a peaceful reading space.

For those drawn to the outdoors, Melincwrt Waterfalls Nature Reserve is around half a kilometre from the village and offers woodland walks, streams and waterfalls, while the wider Vale of Neath opens up a wealth of countryside routes and scenic places to explore

An appealing choice for first time buyers, professionals, families or anyone looking to enjoy a more relaxed pace of life without giving up everyday convenience.

Main dwelling



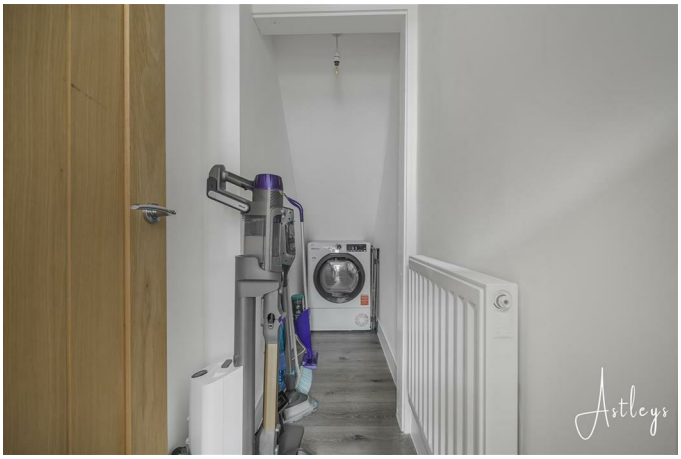
UPVC front door into:

Hallway 6'6" x 3'1" (1.99 x 0.94)



Laminate flooring with door into the open plan living area and door into the storage area

Storage room 10'0" x 3'1" (3.05 x 0.94)



Laminate flooring, space for a tumble dryer, radiator

Open plan living space 30'10" x 12'9" (into alcoves) (9.42 x 3.91 (into alcoves))



Cushioned flooring throughout, windows to the front and back with two radiators and a log burner with stone hearth in the dining area,



Dining area



Feature wall and stairs to the 1st floor

Kitchen area



A range of high gloss, light grey base and wall units with coordinating wood effect work surfaces, with a stainless steel sink and drainer, integrated fridge/freezer, two eye level electric ovens and dishwasher, induction hob with extractor fan over, skylight providing a bright work space. Door to:



Inner hall 5'9" x 4'0" (1.76 x 1.24)



Tiled floor, door to the side, radiator and door to:

Bathroom 8'0" x 8'4" (2.46 x 2.55)



White suite with low level w/c, vanity sink and corner bath and corner shower, window to the back, heated towel rail, tiled floor and walls



Landing

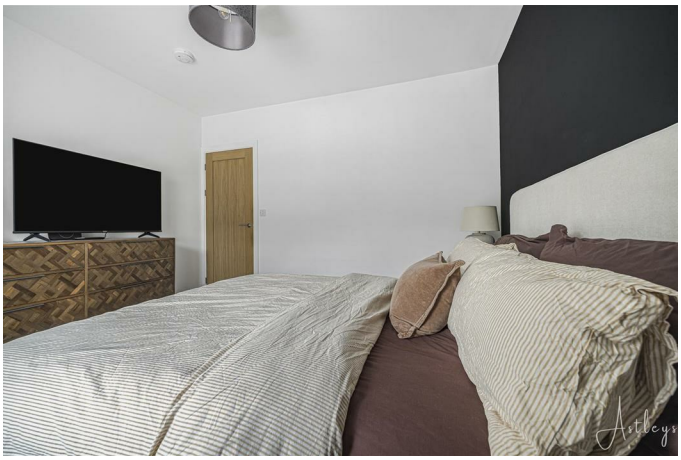


Window to the front, radiator and useful storage cupboard

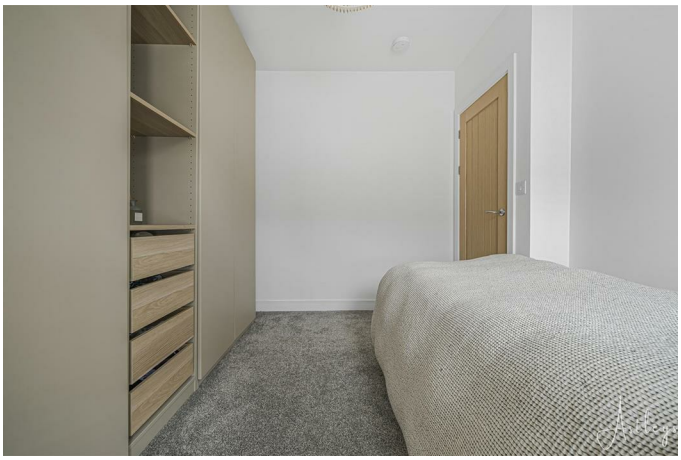
Bedroom 1 10'11" x 11'10" (3.33 x 3.63)



Window to the back and radiator



Bedroom 2 9'5" x 10'0" (2.88 x 3.06)



Window to the front and radiator



Attic room 14'11" x 12'9" (4.56 x 3.91)



Storage into the eaves, two skylights and a radiator

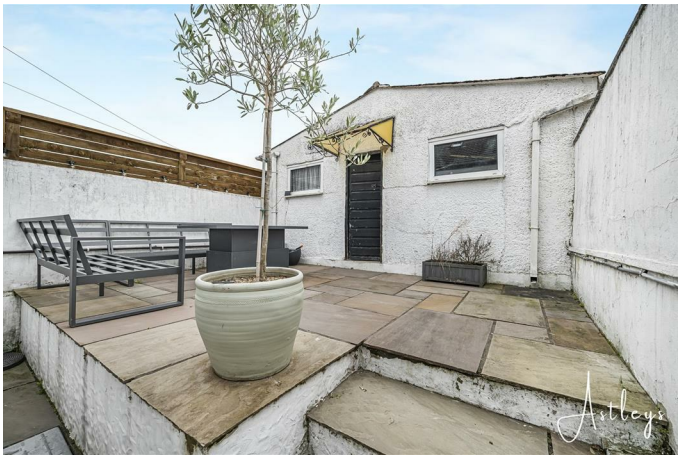
Attic room



Garden



Patio area with steps up to a further patioed area





Electric doors

Garage



Drone



Agents notes

Neath Port Talbot Council Tax Band: A
Annual Price:
£1,694

Agents notes

Conservation Area :
No
Flood Risk:
River : Low
Seas : Very low
Floor Area:
871 ft 2 / 81 m 2

Plot size:
0.03 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband:
Basic
17 Mbps
Superfast
80 Mbps
Satellite / Fibre TV Availability:
BT
Sky
Virgin

Floor Plan

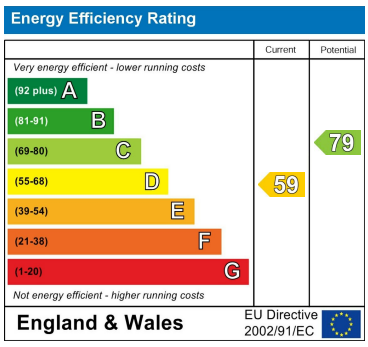


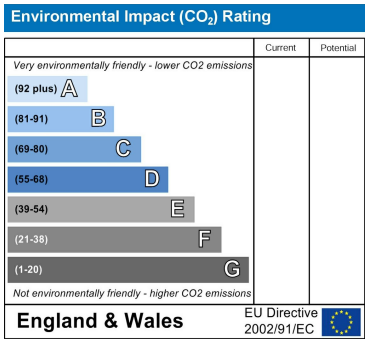
Total area: approx. 105.1 sq. metres (1130.8 sq. feet)

Area Map



Energy Efficiency Graph





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