



Rugby Road, Resolven

£94,000

Property Features

- **Three Bedrooms**
- **Combi boiler**
- **Converted Loft**
- **Two Reception Rooms**
- **Modern Kitchen**

Full Description

Alison George Sales & Lettings are pleased to present for sale this three bedroom terraced property situated on Rugby Road, Resolven. The property features two reception rooms, bright and modern kitchen and utility room to the downstairs with three bedrooms and large family bathroom to the first floor. The loft has been converted and is accessed via the third bedroom. Externally there is a low maintenance garden to the rear with patio area and gate through to lane. The property benefits from gas central heating and Upvc double glazing throughout. Internal viewing is highly recommended.



LIVING ROOM

15' 5" x 12' 4" (4.7m x 3.76m)

Feature wall with electric wall mounted fire, Upvc window overlooking the rear of the property, open to kitchen, laminate flooring, textured ceilings, radiator.

LOUNGE

120' 6" x 11' 7" (36.73m x 3.53m)

Upvc bay window overlooking the front of the property, feature fireplace with wood surround and electric flame-effect fire, laminate flooring, textured ceiling, radiator.



KITCHEN/DINER

12' 10" x 9' 8" (3.91m x 2.95m)

Modern kitchen with a range of floor and wall units in dark wood with contrasting worktops and tiled splashbacks, breakfast bar, electric oven with gas hob and stainless steel extractor over, 1.5 bowl sink in cream with chrome mixer taps, space for American style fridge freezer, built-in dishwasher, Upvc window to side, door to utility room

UTILITY ROOM

Plumbed for washing machine and space for tumble drier, utility sink in white with chrome taps, Ideal combi-boiler,



Upvc window and door leading to the rear of the property.

BEDROOM

12' 0" x 10' 2" (3.66m x 3.1m)

Upvc window to the front, feature wall, laminate flooring, radiator

BEDROOM

10' 2" x 10' 0" (3.1m x 3.05m)

Upvc window to the rear, laminate flooring, radiator

BEDROOM

9' 0" x 5' 5" (2.74m x 1.65m)

Upvc window to the front, laminate flooring, radiator, alternating tread staircase to loft space.

LOFT

laminate flooring, Velux style windows to the front and rear, eaves storage.

EXTERNALLY

To the front of the property is a walled courtyard style garden and to the rear is a low maintenance garden with patio areas and gate leading to rear lane.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements