



## Rugby Road, £140,000

- Mid Terraced 3 Bedroom Family Home
- High Ceilings and Large Windows Throughout
- Downstairs Bathroom and Separate WC
- Well Cared For Throughout
- Resin Front Porch and Rear Garden for Low Maintenance
- Shed and Rear Lane Access
- Close to Local Schools and Parks



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## About the property

Situated on Rugby Road in Resolven, this bright and airy three-bedroom property offers spacious accommodation and has been clearly well cared for over the years as a family home, presenting an excellent opportunity for buyers seeking a comfortable home with plenty of potential to personalise.

The ground floor features a large lounge with attractive high ceilings and open bay window, creating a sense of space and light. The kitchen is well laid out and functional, complemented by a downstairs bathroom and a separate WC, adding everyday convenience. A resin finished front porch provides a practical and tidy entrance to the property.

Upstairs, there are three generously sized bedrooms, all enjoying a bright and airy feel and offering flexible space for family living, home working or guest rooms.

Externally, the home benefits from a low maintenance resin rear garden, complete with a shed and rear lane access-ideal for storage and ease of access without the upkeep of traditional garden spaces.

Located close to local schools, parks and amenities, the property sits in a popular and family friendly area. With its spacious layout, excellent condition and scope for future updating, this home is perfectly suited to first time buyers or families looking to put their own stamp on a property in a convenient Resolven location.





## Accommodation

### Entrance Porch

### Entrance Hall

### Lounge/Diner

22' 1" max x 11' 7" max ( 6.73m max x 3.53m max )

### Kitchen

10' 9" x 9' 8" ( 3.28m x 2.95m )

### Landing

### Bedroom One

16' 1" x 10' 2" ( 4.90m x 3.10m )

### Bedroom Two

11' 8" x 10' 2" ( 3.56m x 3.10m )

### Bedroom Three

11' 5" max x 10' max ( 3.48m max x 3.05m max )

### Bathroom

### Forecourt & Rear Courtyard

### Disclaimer

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

## Floorplan



Total floor area 96.9 m<sup>2</sup> (1,043 sq.ft.) approx

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