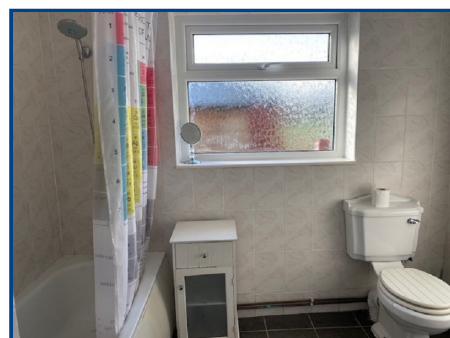


**Cross Street
Resolven
Neath
Neath Port Talbot.**

Price **£79,950**



- MID TERRACE PROPERTY
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- NO CHAIN
- IDEAL FIRST PURCHASE
- VILLAGE LOCATION



General Description

IDEAL FIRST PURCHASE

3 Bedroom mid terrace property situated in Cross Street Resolven. Property offers; Hallway, 2 reception rooms, kitchen & bathroom to the ground floor, 3 Bedrooms to the 1st floor. rear garden. Call today to view

EPC Rating: D65

Cross Street, Resolven, Neath, Neath Port Talbot.

Property Description

IDEAL FIRST PURCHASE

3 Bedroom mid terrace property situated in Cross Street Resolven. Property offers; Hallway, 2 reception rooms, kitchen & bathroom to the ground floor, 3 Bedrooms to the 1st floor. rear garden. Property benefits from gas central heating throughout & situated close to amenities. Call us today to book a viewing.....

Hallway

Entrance to hallway, staircase leading to the 1st floor, under stairs storage cupboard, laminated flooring, radiator. Doors leading to;

Sitting Room (9' 04" x 8' 05") or (2.84m x 2.57m)

Window to the front, alcoves with under storage cup[boards, radiator.

Lounge (14' 07" x 10' 03") or (4.45m x 3.12m)

Window to the rear, wooden fire surround, storage cupboard housing gas central heating boiler, radiator.

Kitchen (11' 08" x 8' 03") or (3.56m x 2.51m)

Window to the side, wall & base fitted units, sink unit, gas & electric cooker point, plumbing

for a washing, space for a tumble dryer & fridge freezer, tiled flooring, radiator.

Inner Hall

Door to the side, giving access to the rear garden. Space for a tumble dryer, tiled flooring.

Bathroom (8' 08" x 6' 08") or (2.64m x 2.03m)

Frosted window to the rear, panelled bath with shower over, hand basin, low-level WC, heated towel rail.

First Floor Accomodation

Landing area. Doors leading to;

Bedroom One (11' 09" x 7' 10") or (3.58m x 2.39m)

window to the front, radiator.

Bedroom Two (11' 09" x 7' 10") or (3.58m x 2.39m)

Window to the rear, radiator.

Bedroom Three (8' 07" x 7' 04") or (2.62m x 2.24m)

Window to the rear, laminated flooring, attic entrance, radiator.

External

Lawn to the rear.



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.