

**Cory Street
Resolven
Neath
Neath Port Talbot.**

Price £115,000

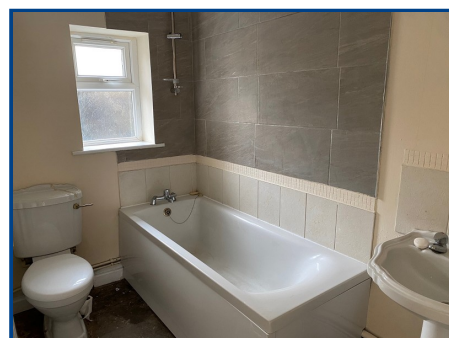


- MID TERRACE PROPERTY
- 3 BEDROOMS
- SITTING ROOM THROUGH TO LOUNGE
- KITCHEN
- DOWNSTAIRS BATHROOM
- NEEDS MODERNISING THROUGHOUT
- HARD STANDING TO THE REAR
- NO CHAIN

General Description

IDEAL FIRST PURCHASE / INVESTMENT OPPORTUNITY!

3 Bed mid terrace property, situated in Cory Street Resolven. Call us today to view.....



EPC Rating: D58

Cory Street, Resolven, Neath, Neath Port Talbot.

Property Description

IDEAL FIRST PURCHASE / INVESTMENT OPPORTUNITY!

3 Bed mid terrace property, situated in Cory Street Resolven. Property offers; Entrance to hallway, sitting room through to lounge, kitchen & bathroom to the ground floor. 3 Bedrooms to the 1st floor. Low maintenance enclosed rear garden with hard standing for one vehicle. Property does require modernising throughout & benefits from gas central heating. Resolven is a semi rural village benefiting from local primary school, shops, beautiful walks from Resolven to Neath canal & mountainside. Regular bus service & good road links to the M4 corridor. Viewing is recommended to appreciate property potential. Call us today to view.....

Entrance Hall (14' 01" x 2' 11") or (4.29m x 0.89m)

Entrance to hallway, staircase leading to the 1st floor, wall mounted electric meter, radiator. Door leading to.

Sitting Room (13' 04" x 10' 00") or (4.06m x 3.05m)

Window to the front, radiator. Opening to.

Lounge (12' 05" x 11' 07") or (3.78m x 3.53m)

Wooden fire surround with free standing gas fire serving the central heating from a back boiler. Under stairs storage cupboard, radiator.

Kitchen (11' 03" x 8' 08") or (3.43m x 2.64m)

Wall & base fitted units, sink unit, electric cooker point, radiator. Window & door opening to the rear garden.

Bathroom (8' 10" x 5' 02") or (2.69m x 1.57m)

Frosted window to the rear, panelled bath, low-level WC, hand basin, partially tiled walls, radiator.

First Floor Accommodation (12' 02" x 4' 02") or (3.71m x 1.27m)

Window to the rear, storage cupboard housing hot water tank. Doors leading to.

Bedroom One (12' 06" x 7' 11") or (3.81m x 2.41m)

Window to the front, radiator.

Bedroom Two (9' 08" x 8' 11") or (2.95m x 2.72m)

Window to the rear, attic entrance, radiator.

Bedroom Three (9' 06" x 7' 02") or (2.90m x 2.18m)

Window to the front, radiator.

External

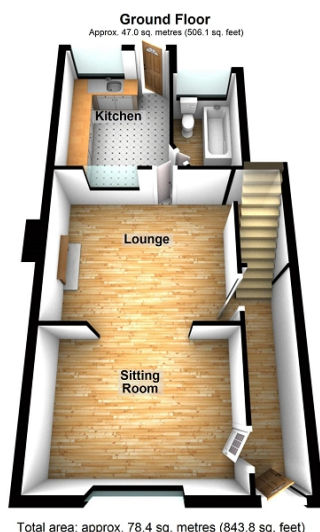
Enclosed low maintenance rear garden with loose stone. Hard standing to the rear for one vehicle.

Tenure

Freehold

Council Tax

Tax Band A



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.