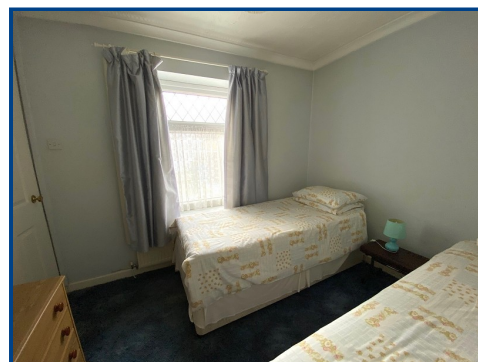
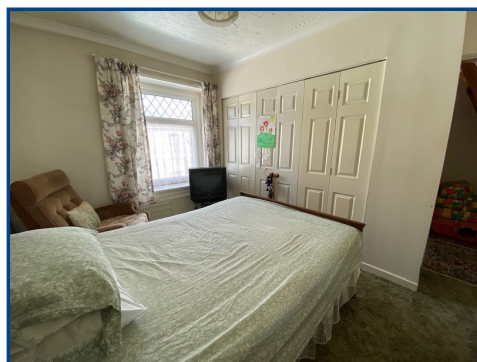
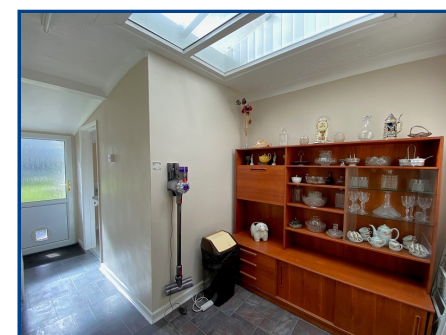
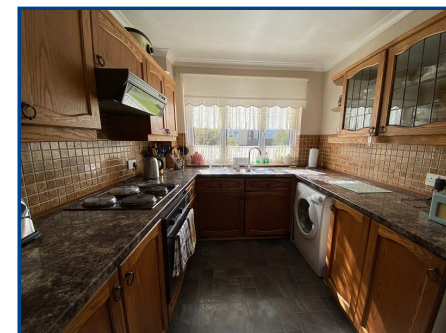


Total area: approx. 89.9 sq. metres (967.3 sq. feet)



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

Price **£125,000**



- MID TERRACE PROPERTY
- 3 BEDROOMS
- LOUNGE / DINING ROOM
- SITTING ROOM
- SHOWER ROOM & FAMILY BATHROOM
- ATTIC ROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- OFF ROAD PARKING TO THE REAR
- NO CHAIN
- COUNCIL TAX BAND B

**General Description**

**WELL PRESENTED!**  
Mid terrace 2/3 Bedroom property, situated in the semi rural village of Resolven. Call us today to book a viewing.

Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

**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](mailto:surveys@ctf-uk.com).



## Cory Street, Resolven, Neath, Neath Port Talbot.

### Property Description

WELL PRESENTED!

Mid terrace 2/3 Bedroom property, situated in the semi rural village of Resolven. Property offers; Entrance to hallway, lounge / dining room, kitchen, sitting room & shower room to the ground floor. 3 bedrooms & family bathroom to the 1st floor. Externally the property benefits from enclosed rear garden with off road parking. The property does require some modernising throughout & benefits from gas central heating & double glazing. Resolven has many local amenities, primary school, shops, a short walk to Neath canal, which is dog friendly, many rural walks on the door step to Melin Court Waterfalls. The property is also situated 30 minutes from The Brecon Beacons National Park & The Gower Peninsula. Viewing is highly recommended to appreciate property & village location. Call us today to book a viewing.....

### Entrance Hallway (14' 02" x 2' 09") or (4.32m x 0.84m)

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

### Lounge (12' 00" x 9' 05" ) or (3.66m x 2.87m)

Window to the front, wooden fire surround with inset gas fire, radiator. Opening to.

### Dining Area (12' 03" x 11' 07" ) or (3.73m x 3.53m)

Window overlooking sitting room, under stairs storage cupboard, radiator.

### Kitchen (12' 06" x 7' 11" ) or (3.81m x 2.41m)

Window over looking the rear garden. Wall & base fitted units, electric hob with extractor fan above, bowl & half sink unit, plumbing for a washing machine, tiled for splash back. Door to.

## Cory Street, Resolven, Neath, Neath Port Talbot.

### Sitting Room (7' 06" x 6' 10" ) or (2.29m x 2.08m)

Roof window, radiator.

### Shower Room & WC (10' 02" x 4' 03" ) or (3.10m x 1.30m)

Frosted window to the rear, shower cubicle, wall mounted hand basin, low-level WC, partially tiled walls, heated towel rail.

### First Floor Landing (12' 01" x 5' 02" ) or (3.68m x 1.57m)

Landing area, doors leading to.

### Bedroom One (12' 07" x 8' 02" ) or (3.84m x 2.49m)

Window to the front, radiator. Double doors opening to the 3rd bedroom.

### Bedroom Two (10' 01" x 9' 03" ) or (3.07m x 2.82m)

Window to the rear , radiator.

### Bedroom Three (9' 02" x 6' 09" ) or (2.79m x 2.06m)

Window to the front, radiator.

### Attic Room (15' 04" x 10' 02" ) or (4.67m x 3.10m)

Roof window to the rear, eaves for storage.

### External

Enclosed low maintenance rear garden, benefiting from lawn with mature shrub & flower borders.

Outbuilding 12'7 x 7'7

Window to the front.

### Services

Mains drainage, mains gas, mains water, mains electricity

