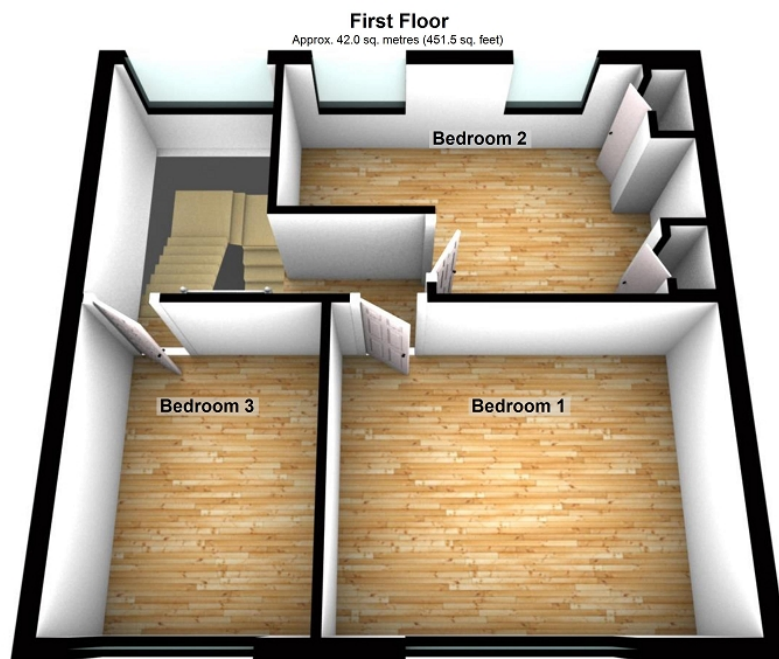


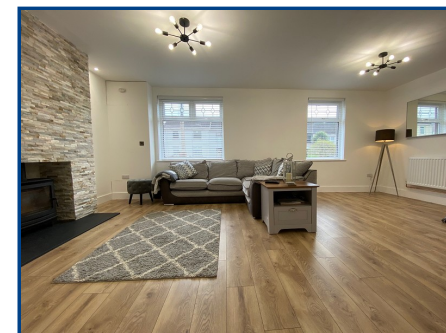


Total area: approx. 94.2 sq. metres (1014.4 sq. feet)



**Rheola Avenue
Resolven
Neath
Neath Port Talbot.**

Price **£179,950**



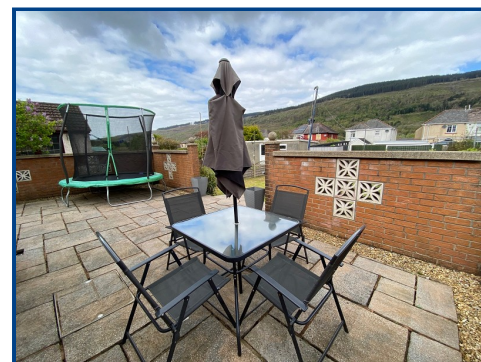
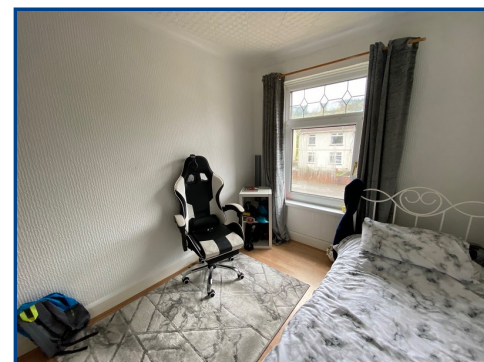
- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- LOUNGE / DINING ROOM
- KITCHEN / DINER
- SPACIOUS DRIVEWAY
- IDEAL FIRST PURCHASE
- ENCLOSED REAR GARDEN
- MOUNTAINSIDE VIEWS
- COUNCIL TAX BAND B

General Description

IDEAL FIRST PURCHASE!

3 Bedroom semi detached property, situated in the semi rural village of Resolven. Call us today to book a viewing.....

EPC Rating: E42



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.

Property Description

IDEAL FIRST PURCHASE!

3 Bedroom semi detached property, situated in the semi rural village of Resolven.

Property offers; Entrance hallway, lounge / dining room, kitchen diner & family bathroom to the ground floor. 3 Bedrooms to the 1st floor. Externally the property benefits from driveway to the side, with enclosed spacious rear garden with mountainside views. The current owners have recently renovated the lounge and transformed with a newly fitted log burner & also recently fitted a new gas central heating boiler. The property also offers an abundance of potential with room to extend & develop. Resolven is a beautiful village with many local amenities, shops, schools, many rural walks, regular bus service & good road links to the

M4 corridor. Viewing is highly recommended to appreciate property potential & location. Call us today to book your viewing.....

Entrance Hallway (5' 10" x 3' 07") or (1.78m x 1.09m)

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

Lounge (15' 01" x 13' 10" x 10' 7") or (4.60m x 4.22m x 3.23m)

Window to the front, tiled feature chimney breast with newly fitted free standing multi fuel fire on tiled hearth, laminated flooring, radiator.

Dining Area (15' 04" x 6' 10") or (4.67m x 2.08m)

A range of wall & base fitted units, panelled splash back, radiator. Opening to.

Kitchen (11' 11" x 6' 01") or (3.63m x 1.85m)

Window over looking the rear garden. A range of wall & base fitted units, induction hob, oven & extractor fan above, bowl & half sink unit, radiator. Door to the side giving access to the garden.

Family Bathroom (7' 04" x 6' 05") or (2.24m x 1.96m)

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

First Floor Accommodation (11' 09" x 3' 01") or (3.58m x 0.94m)

Landing area, window to the rear, attic entrance. Doors leading to.

Bedroom One (13' 02" x 10' 09") or (4.01m x 3.28m)

Window to the front, radiator.

Bedroom Two (14' 07" x 10' 05") or (4.45m x 3.18m)

Windows to the rear, storage cupboard's, one housing newly fitted gas central heating boiler, radiator.

Bedroom Three (10' 10" x 8' 02") or (3.30m x 2.49m)

Window to the front, laminated flooring, radiator.

External

Lawn frontage, with spacious driveway to the side of the property. Side gated access to the rear garden, benefiting from paved seating area, leading to enclosed lawn garden with mountainside views.

Services

Mains gas, mains water, mains electricity, mains drainage

Tenure

Freehold

