



Total area: approx. 65.2 sq. metres (701.9 sq. feet)

**Commercial Road  
Resolven  
Neath  
Neath Port Talbot.**

Price **£69,950**



- **GROUND FLOOR FLAT**
- **2 BEDROOMS**
- **LOUNGE**
- **KITCHEN**
- **NEEDS MODERNISING THROUGHOUT**
- **OFF ROAD PARKING TO THE REAR**
- **NO CHAIN**
- **POTENTIAL RENTAL FIGURE £6000PA**

### General Description

**EPC Rating: C70**

**IDEAL INVESTMENT OPPORTUNITY / FIRST PURCHASE**

**2 Bedroom ground floor flat, situated in the semi rural village of Resolven. Call us to book your viewing.....**

Viewing: **01639 646 926**

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

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

#### Important notice

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#### 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).

### Property Description

IDEAL INVESTMENT OPPORTUNITY / FIRST PURCHASE  
2 Bedroom ground floor flat, situated in the semi rural village of Resolven.

Property offers; Entrance to porch, lounge, kitchen, bathroom & 2 bedrooms, with off road parking to the rear for one vehicle. The property requires some modernising & benefits from gas central heating & double glazing throughout. Resolven has many local amenities, shops, schools,

regular bus service & good road links to the M4 corridor. Call us today to book your viewing.....

#### **Porch (7' 06" x 3' 07") or (2.29m x 1.09m)**

Entrance to porch, wall mounted electric meter. Door leading to.

#### **Lounge (21' 10" x 12' 04" ) or (6.65m x 3.76m)**

Window to the front, laminated flooring, radiator.

#### **Inner Hall (15' 03" x 5' 00") or (4.65m x 1.52m)**

Doors leading to.

#### **Kitchen (11' 00" x 9' 01" ) or (3.35m x 2.77m)**

Window to the rear, wall & base fitted units, sink unit, gas hob with electric oven, plumbing for a washing machine, laminated flooring, radiator.

#### **Bathroom (7' 07" x 6' 03" ) or (2.31m x 1.91m)**

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

#### **Bedroom One (12' 03" x 12' 02" ) or (3.73m x 3.71m)**

Window to the front, radiator.

#### **Bedroom Two (9' 04" x 8' 07" ) or (2.84m x 2.62m)**

Window to the rear, laminated flooring, radiator.

#### **External**

Off road parking for one vehicle.

#### **Services**

Mains gas, mains drainage, mains water, mains electricity

#### **Council Tax**

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