

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



Chartered Surveyor, Valuers, Estate Agents & Auctioneers

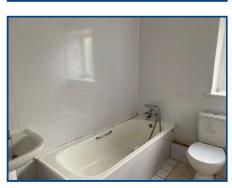
14 Offices Across South Wales

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

Price **£69,950**







EPC Rating: C70

Web: www.ctf-uk.com



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

General Description

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

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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.

Tel: **01639 646 926** Email: neath@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. many local Resolven has schools, amenities, shops,

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

Α

Email: neath@ctf-uk.com