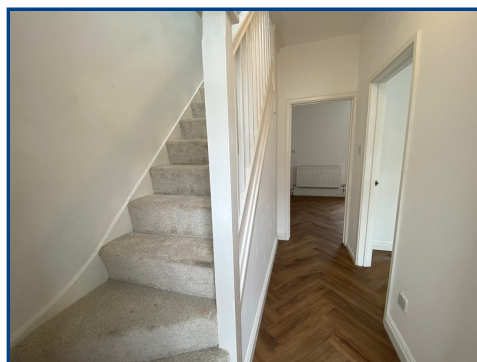
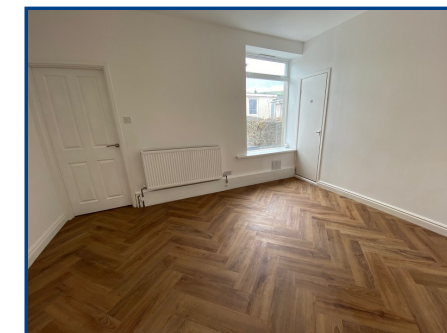


Total area: approx. 60.9 sq. metres (655.7 sq. feet)



**John Street  
Resolven  
Neath  
Neath Port Talbot.**

Price **£135,000**



- MID TERRACE PROPERTY
- RENOVATED THROUGHOUT
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- IDEAL FIRST PURCHASE
- NO CHAIN
- VILLAGE LOCATION

**General Description**

**RENOVATED THROUGHOUT!**  
This mid terrace 3 Bedroom property, is ideal for a first purchase & situated in the village of Resolven. Call us today to book your 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).



### Property Description

RENOVATED THROUGHOUT!

This mid terrace 3 Bedroom property, is ideal for a first purchase & situated in the village of Resolven. Property offers; Entrance to hallway, 2 Reception rooms, kitchen & bathroom to the ground floor. 3 Bedrooms to the 1st floor. Externally the property offers a low maintenance rear garden, a blank canvass for the new owner to create their own design. The renovation offers a newly fitted kitchen & bathroom, some plastered walls, decorated throughout with newly fitted vinyl floor tiles to the ground floor & carpets to the first floor. The gas central heating has recently been serviced & the electrics have been updated. Resolven has many local amenities, shops schools, beautiful rural walks, regular bus

service & good road links to the M4 corridor. Viewing's are highly recommended to appreciate this beautiful home & convenient location. Call us today to book your viewing.....

#### Entrance Hall

Entrance to hallway, enclosed wall mounted electric meter. Staircase leading to the 1st floor, newly fitted carpets, radiator.

#### Sitting Room (9' 08" x 9' 03" ) or (2.95m x 2.82m)

Window to the front, vinyl floor tiles, radiator.

#### Lounge (13' 05" x 10' 0" ) or (4.09m x 3.05m)

Window to the rear, storage cupboard housing gas central heating boiler. Vinyl floor tiles, under stairs storage cupboard, radiator.

#### Kitchen (9' 02" x 8' 07" ) or (2.79m x 2.62m)

A newly fitted kitchen, offering a range of wall & base fitted units, tiled for splash back, with work top over, plumbing for a washing machine, space for a fridge freezer, electric hob with oven & extractor fan above. Sink unit, vinyl tiled flooring, vertical radiator.

#### Bathroom (7' 09" x 5' 00" ) or (2.36m x 1.52m)

Frosted window to the rear & side, panelled bath with shower over, vanity hand basin, low-level WC, heated towel rail. Fully tiled walls, tiled flooring, spotlights to the ceiling, heated towel rail.

#### First Floor Accommodation (7' 10" x 2' 09" ) or (2.39m x 0.84m)

Landing area, attic entrance. Newly fitted carpets to the first floor. Doors leading to.

#### Bedroom One (12' 09" x 7' 10" ) or (3.89m x 2.39m)

Window to the front, radiator.

#### Bedroom Two (12' 00" x 7' 09" ) or (3.66m x 2.36m)

Window to the rear, radiator.

#### Bedroom Three (8' 10" x 7' 09" ) or (2.69m x 2.36m)

Window to the rear, radiator.

#### External

Low maintenance rear garden. A blank canvass for the new owner to create their design.

#### Services

Mains drainage, mains gas, mains water, mains electricity

