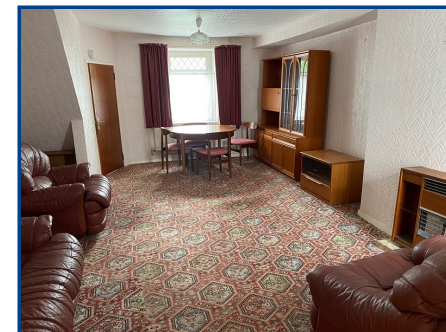


**Railway Terrace
Resolven
Neath
Neath Port Talbot.**

Price **£89,995**



- MID TERRACE PROPERTY
- 2 BEDROOMS
- LOUNGE THROUGH TO DINING ROOM
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- REQUIRES MODERNISING THROUGHOUT
- NO CHAIN
- IDEAL INVESTMENT OPPORTUNITY
- VILLAGE LOCATION

General Description

EPC Rating: E51

IDEAL INVESTMENT OPPORTUNITY!

2 Bedroom mid terrace cottage, situated in the semi rural 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.

Property Description

IDEAL INVESTMENT OPPORTUNITY!

2 Bedroom mid terrace cottage, situated in the semi rural village of Resolven.

Property offers; Entrance hall, lounge to dining room, kitchen, cloakroom & shower room to the ground floor. 2 Bedrooms to the 1st floor. Externally the property offers a low maintenance rear garden, paved seating area with loose stone borders. The ground floor is spacious benefiting from a single extension, does require some modernising throughout. Resolven has many local amenities, shops, schools, beautiful 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 Hall (12' 04" x 2' 08") or (3.76m x 0.81m)

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

Lounge (20' 01" x 14' 00") or (6.12m x 4.27m)

Window to the front, gas fire with back boiler operating the central heating system, radiator.

Kitchen (12' 03" x 7' 04") or (3.73m x 2.24m)

Window & door to the side, giving access to the rear garden. Wall &

base fitted units, electric cooker point, sink unit, radiator.

Inner Hall (3' 01" x 2' 05") or (0.94m x 0.74m)

Leading to.

Cloakroom/W.C. (4' 05" x 2' 11") or (1.35m x 0.89m)

Frosted window to the side, low-level WC, radiator.

Shower Room (8' 07" x 7' 02") or (2.62m x 2.18m)

Frosted window to the side, shower cubicle, vanity hand basin, fully tiled walls, radiator. Storage cupboards.

First Floor Accommodation (2' 10" x 2' 08") or (0.86m x 0.81m)

Doors leading to.

Bedroom One (12' 01" x 9' 05") or (3.68m x 2.87m)

Window to the front, built in wardrobe's. Attic entrance (with pull down ladder & boarded). Radiator.

Bedroom Two (13' 05" x 7' 05") or (4.09m x 2.26m)

Windows to the rear, radiator.

External

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

A

