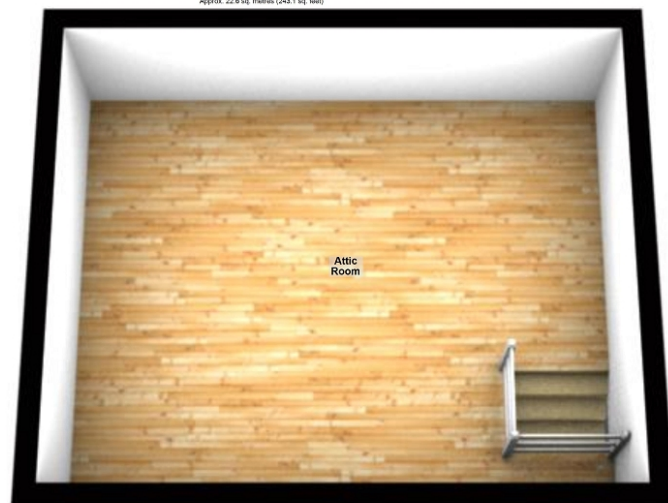


Total area: approx. 183.5 sq. metres (1975.0 sq. feet)



Second Floor
Approx. 22.6 sq. metres (243.1 sq. feet)



Commercial Road
Resolven
Neath
Neath Port Talbot.

Price **£185,000**



Awaiting Photographs

- END OF TERRACE
- 4 BEDROOMS + FAMILY BATHROOM
- 3 RECEPTION ROOMS
- KITCHEN
- SPACIOUS ATTIC ROOM
- PARKING TO THE REAR
- IDEAL FAMILY HOME
- VILLAGE LOCATION



General Description

SPACIOUS FAMILY HOME!
End terrace property 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.

Commercial Road, Resolven, Neath, Neath Port Talbot.

Property Description

SPACIOUS FAMILY HOME!

End terrace property situated in the semi rural village of Resolven. Property offers; Entrance to hallway, shop front, lounge, kitchen & dining room to the ground floor, 4 Bedrooms & family bathroom to the 1st floor, spacious attic room to the 2nd floor. The property also benefits from a cellar. Externally the property offers a low maintenance garden with parking for two vehicles to the rear. The property was previously a shop, the current owner is in the process of changing the property back to residential. Resolven is a beautiful village location close to amenities, shops schools, rural walks, approximately 30 minutes from The Brecon Beacons National Park & The Gower Peninsula. Viewing is highly recommended to appreciate property potential & location. Call us today to book your viewing.....

Entrance Hallway (10' 04" x 3' 0") or (3.15m x 0.91m)

Entrance hallway, wall mounted electric meter & alarm panel. Door leading to.

Inner Hall (15' 04" x 5' 09" x 2' 10") or (4.67m x 1.75m x 0.86m)

Staircase leading to the 1st floor, under stairs storage cupboard, radiator. Doors leading to.

Shop Front (24' 05" x 13' 03") or (7.44m x 4.04m)

Window to the front, panelled & shelved walls, serving work area. Access to the cellar.

Lounge (20' 01" x 12' 02") or (6.12m x 3.71m)

Window to the side, feature fire surround with inset gas fire, radiator.

Kitchen (17' 0" x 8' 0") or (5.18m x 2.44m)

A range of wall & base fitted units with work top over, gas hob with electric oven & extractor fan above. Plumbing for a dishwasher & washing machine, enclosed wall mounted gas central heating boiler, fully tiled walls, tiled flooring, attic entrance.

Commercial Road, Resolven, Neath, Neath Port Talbot.

Dining Room (13' 09" x 9' 11") or (4.19m x 3.02m)

Window to the rear, alcove with lower storage cupboard, radiator.

First Floor Accommodation (14' 07" x 5' 09") or (4.45m x 1.75m)

Landing area, staircase leading to the 2nd floor. Doors leading to.

Bedroom One (13' 02" x 8' 10") or (4.01m x 2.69m)

Window to the front, radiator.

Bedroom Two (11' 02" x 10' 02") or (3.40m x 3.10m)

Window to the rear, radiator.

Bedroom Three (9' 10" x 8' 00") or (3.00m x 2.44m)

Window to the front, radiator.

Inner Landing (13' 00" x 3' 03") or (3.96m x 0.99m)

Doors leading to.

Bedroom Four (12' 07" x 6' 09") or (3.84m x 2.06m)

Window to the side, radiator.

Bathroom (10' 05" x 6' 10") or (3.18m x 2.08m)

Frosted window to the rear, panelled bath, low-level WC, hand basin, shower cubicle, built in vanity dresser & storage unit, fully tiled walls, radiator.

Attic Room (17' 02" x 14' 02") or (5.23m x 4.32m)

Roof window to the rear, eaves for storage.

External

Low maintenance seating area, outbuilding for storage & outside WC. Parking area to the rear for two vehicles.

Services

Mains drainage, mains water, mains electricity, mains gas

