

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

Offers Over **£85,000**



- MID TERRACE PROPERTY
- 3 BEDROOMS
- LOUNGE TO DINING ROOM
- KITCHEN
- SHOWER ROOM
- VILLAGE LOCATION
- IDEAL FIRST PURCHASE / INVESTMENT OPPORTUNITY



EPC Rating: D63

General Description

IDEAL FIRST PURCHASE / INVESTMENT OPPORTUNITY!

Mid terrace 3 bedroom property, situated in the semi rural village location of Resolven.

Call us today to view....

John Street, Resolven, Neath, Neath Port Talbot.

Property Description

IDEAL FIRST PURCHASE / INVESTMENT OPPORTUNITY!

Mid terrace 3 bedroom property, situated in the semi rural village location of Resolven.

Property offers; Entrance to hallway lounge to dining room, kitchen & shower room to the ground floor. 3 Bedrooms to the 1st floor. Externally the property offers an enclosed rear garden. Property has partial central heating to the ground floor, with electric fan heaters to the 1st floor. Resolven has many local amenities, shops, schools, regular bus service & good road links to the M4 corridor. Call us today to book your viewing.....

Hallway (9' 05" x 5' 11") or (2.87m x 1.80m)

Entrance to hallway, staircase to the 1st floor, enclosed wall mounted electric meter, under stairs storage cupboard, radiator.

Dining Area (9' 11" x 8' 08") or (3.02m x 2.64m)

Window to the front, laminated flooring, radiator. Opening to.

Lounge (15' 01" x 10' 02") or (4.60m x 3.10m)

Wooden fire surround with Parkray, laminated flooring, radiator.

Kitchen (10' 10" x 8' 01") or (3.30m x 2.46m)

Window & door to the rear, giving access to the garden. Wall & base fitted units with work top over, sink unit, electric cooker point, wall mounted gas boiler, space for

a fridge & freezer, plumbing for a washing machine, tiled flooring.

Shower Room & WC (8' 0" x 4' 11") or (2.44m x 1.50m)

Frosted window to the rear, shower cubicle, vanity hand basin, low-level WC, panelled walls, tiled flooring.

First Floor Accommodation (7' 06" x 2' 09") or (2.29m x 0.84m)

Window to the front. Doors leading to.

Bedroom One (12' 01" x 7' 10") or (3.68m x 2.39m)

Window to the front, wall mounted electric fan heater.

Bedroom Two (11' 09" x 7' 11") or (3.58m x 2.41m)

Window to the rear, wall mounted electric fan heater.

Bedroom Three (8' 09" x 7' 06") or (2.67m x 2.29m)

Window to the rear, wall mounted electric fan heater.

External

Enclosed rear garden.

Services

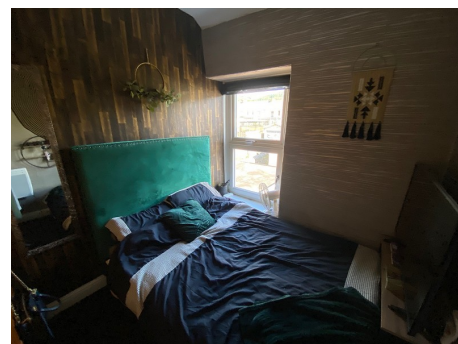
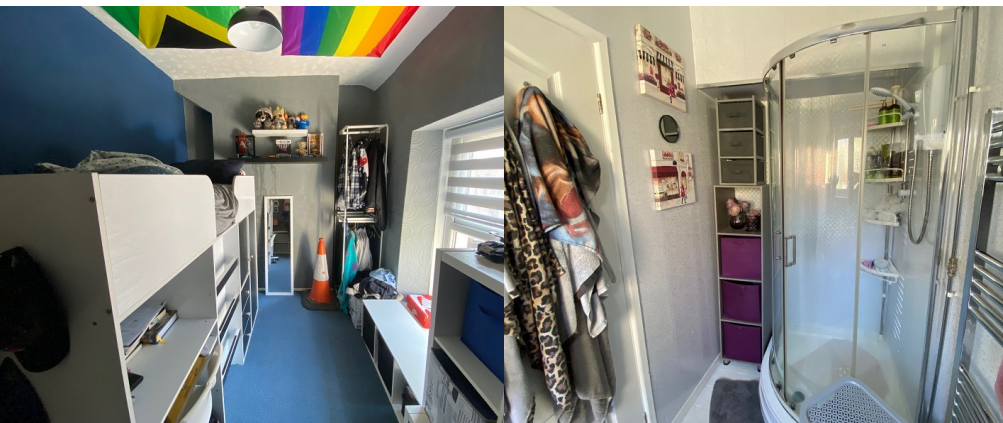
Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

Not Specified



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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.