

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

Price £135,000

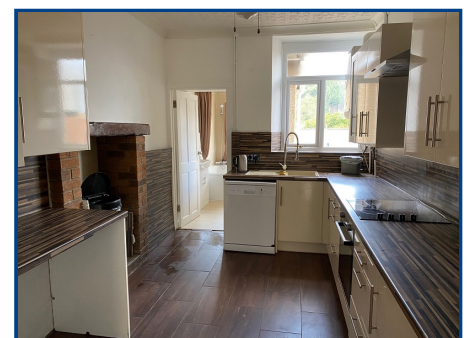
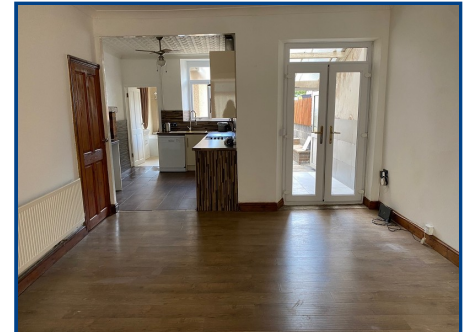


- MID TERRACE PROPERTY
- 3 BEDROOMS
- LOUNGE TO DINING ROOM
- KITCHEN
- FAMILY BATHROOM
- ENCLOSED GARDEN WITH OFF ROAD PARKING
- IDEAL FIRST PURCHASE
- NO CHAIN

General Description

IDEAL FIRST PURCHASE!

Mid terrace 3 Bedroom property, situated in the semi rural village location of Resolven. Call us today to book your viewing....



EPC Rating: D63

Neath Road, Resolven, Neath, Neath Port Talbot.

Property Description

IDEAL FIRST PURCHASE!

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

Property offers; Entrance to hallway, lounge through to dining room, kitchen & family bathroom to the ground floor, 3 Bedrooms to the 1st floor. Externally the property offers, an enclosed low maintenance paved garden with double gates giving access for off road parking. Mountainside views to be appreciated from the rear patio. The property has benefited from a new flat roof in 2018, and newly fitted multi fuel fire this year. 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, call us today to book your viewing.....

Entrance Hallway (13' 02" x 2' 11") or (4.01m x 0.89m)

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

Lounge (11' 10" x 10' 02") or (3.61m x 3.10m)

Bay window to the front, wooden mantel with free standing multi fuel fire on flagstone hearth, laminated flooring. Opening to.

Dining Room

Laminated flooring, under stairs storage cupboard. French doors opening to.

Kitchen (11' 10" x 8' 10") or (3.61m x 2.69m)

A range of wall & base fitted units with work top over, sink unit, electric hob & oven, with extractor fan above. Free standing dishwasher, wall mounted gas central heating boiler, tiled flooring.

Utility Room / Lean to (7' 04" x 4' 11") or (2.24m x 1.50m)

Plumbing for a washing machine, wall mounted smart meter. Poly carbonated roof. Door to access the rear garden.

Bathroom (10' 04" x 5' 02") or (3.15m x 1.57m)

Frosted window to the rear & side, panelled bath, vanity hand basin, low-level WC, partially tiled walls, tiled flooring, heated towel radiator.

First Floor Accomodation (12' 03" x 5' 09") or (3.73m x 1.75m)

Shelved storage cupboard. Doors leading to.

Bedroom One (15' 03" x 11' 10") or (4.65m x 3.61m)

Windows to the front, radiator.

Bedroom Two (10' 08" x 9' 04") or (3.25m x 2.84m)

Window to the rear, radiator.

Bedroom Three (10' 08" x 8' 09") or (3.25m x 2.67m)

Window to the rear, radiator.

External

Enclosed low maintenance rear garden with double gates, giving access for off road parking.

Services

Mains drainage, mains water, mains electricity, mains gas

Tenure

Freehold

Council Tax

B



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.