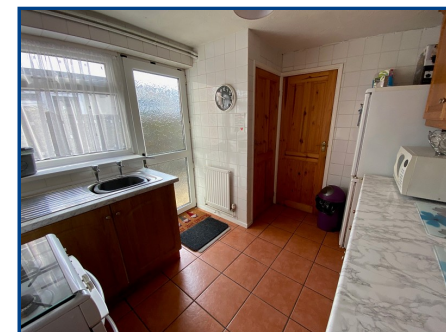


**John Street  
Resolven  
Neath  
Neath Port Talbot.**

Price **£115,000**



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

### General Description

**IDEAL FIRST PURCHASE!**

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

**EPC Rating: D63**

Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

#### Important notice

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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](mailto:surveys@ctf-uk.com).

### Property Description

IDEAL FIRST PURCHASE!

Well presented mid terrace 3 Bedroom property, situated in the semi rural village of Resolven. Property offers; Entrance to hallway, 2 Reception rooms, kitchen & shower room to the ground floor. 3 Bedrooms to the 1st floor. Externally the property offers a low maintenance rear garden. Resolven has many local amenities, shops, school, regular bus service & good road links to the M4 corridor. Call us today to book your viewing.....

### Entrance Hall (9' 04" x 5' 09") or (2.84m x 1.75m)

Entrance to hallway via half glazed PVC door, enclosed wall mounted electric meter, staircase to the 1st

floor, laminated flooring, staircase to the 1st floor, radiator.

### Sitting Room (9' 10" x 9' 03" ) or (3.00m x 2.82m)

Window to the front, laminated flooring, radiator.

### Lounge (15' 10" x 10' 04") or (4.83m x 3.15m)

Window to the rear, free standing gas fire, laminated flooring, radiator.

### Kitchen (9' 01" x 8' 01") or (2.77m x 2.46m)

Wall & base fitted units with work top over, gas cooker point with extractor fan above, fully tiled walls & flooring, tiled flooring, radiator. Storage cupboard housing gas central heating boiler.

### Shower Room & WC (7' 11" x 4' 10" ) or (2.41m x 1.47m)

Frosted window to the side & rear, shower cubicle, vanity hand basin, low-level WC, panelled walls. , heated towel rail.

### First Floor Accommodation (7' 04" x 2' 08" ) or (2.24m x 0.81m)

Landing area, doors leading to.

### Bedroom One (13' 00" x 7' 07" ) or (3.96m x 2.31m)

Windows to the front, storage cupboard, radiator.

### Bedroom Two (11' 11" x 8' 02" ) or (3.63m x 2.49m)

Window to the rear, radiator.

### Bedroom Three (8' 08" x 7' 05" ) or (2.64m x 2.26m)

Window to the rear, laminated flooring, attic entrance, radiator.

### External

Enclosed loose stone enclosed rear garden. Gated access to the rear lane.

### Outbuilding / Utility Room (9' 01" x 7' 05" ) or (2.77m x 2.26m)

Window to the side, plumbing for a washing machine, space for tumble dryer & upright fridge freezer.

### Services

Mains drainage, mains gas, mains electricity, mains water

### Tenure

Freehold

### Council Tax

A

