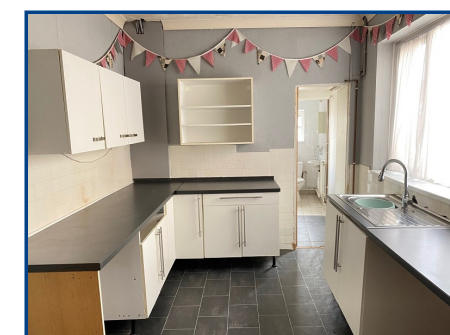


**Williams Avenue  
Resolven  
Neath  
Neath Port Talbot.**

Offers Over **£80,000**



- MID TERRACE PROPERTY
- 3 BEDROOMS
- LOUNGE
- KITCHEN
- GROUND FLOOR SHOWER ROOM
- IDEAL INVESTMENT OPPORTUNITY
- REQUIRES RENOVATION THROUGHOUT
- VILLAGE LOCATION



**General Description**

This mid-terrace property in Resolven, located in the picturesque Neath Valley, offers plenty of potential for those looking to take on a renovation project. With 3 bedrooms and a ground floor shower room, this property is ideal for those seeking a spacious family home in a tranquil setting. Call today to book your viewing appointment.

**EPC Rating: F31**

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

Tel: **01639 646 926**

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

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



Property Description

Situated in the picturesque village of Resolven in the stunning Neath Valley, this charming Mid Terrace property offers immense potential for renovation.

Featuring 3 bedrooms and 1 shower room on the ground floor, this property is ideal for those looking to create their dream home. The property boasts on street parking and a low maintenance rear yard, perfect for enjoying summer evenings.

Nestled in the heart of the Neath Valley, residents can enjoy the tranquillity of the surrounding countryside while still being within easy reach of local amenities. Nearby points of interest include the stunning Melin Court Waterfalls & a short drive away to Sgwd Gwladys Falls, perfect for weekend hikes, as well as historic market towns such as Neath

and Aberdulais offering a range of shops, restaurants, and entertainment options.

Don't miss the opportunity to view this property and envision the potential it holds. Contact us today to book a viewing.

Entrance Hall (3' 10" x 3' 0") or (1.17m x 0.91m)

Entrance to hallway, partial tiled wall, wall mounted electric meter.

Lounge (21' 10" x 15' 00" ) or (6.65m x 4.57m)

Window to the front & rear, Parkray with brick feature fireplace, staircase leading to the 1st floor, radiators.

Kitchen (12' 04" x 8' 10") or (3.76m x 2.69m)

Window to the side, wall & base fitted units, sink unit, plumbing for a washing machine,

wall mounted gas boiler, partially tiled walls, radiator.

Inner Hallway (7' 01" x 3' 01" ) or (2.16m x 0.94m)

Tiled flooring, door to the side, giving access to the rear garden.

Shower Room & WC (5' 11" x 5' 10" ) or (1.80m x 1.78m)

Frosted window to the rear, walk in shower, hand basin, low-level WC, hand basin, fully tiled walls, radiator.

First Floor Accomodation

Landing area, doors leading to.

Bedroom 1 (14' 04" x 10' 09" ) or (4.37m x 3.28m)

Windows to the front, built in wardrobes, radiator.

Bedroom 2 (10' 09" x 8' 10") or (3.28m x 2.69m)

Window to the rear, radiator. Plumbing for WC & shower.

Bedroom 3 (11' 09" x 8' 10" ) or (3.58m x 2.69m)

Window to the side, radiator.

External

Low maintenance rear paved garden. Gated access to the rear lane.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

B

