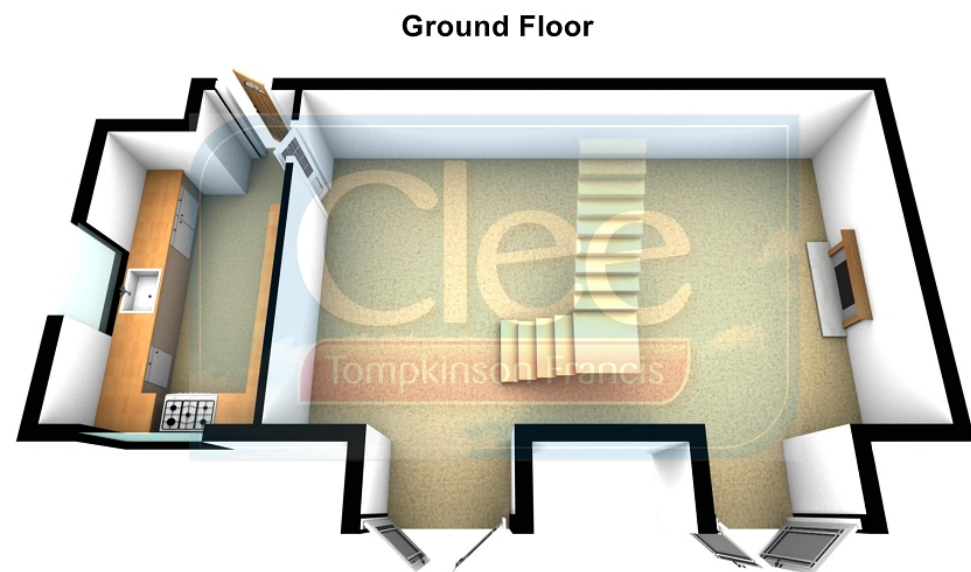
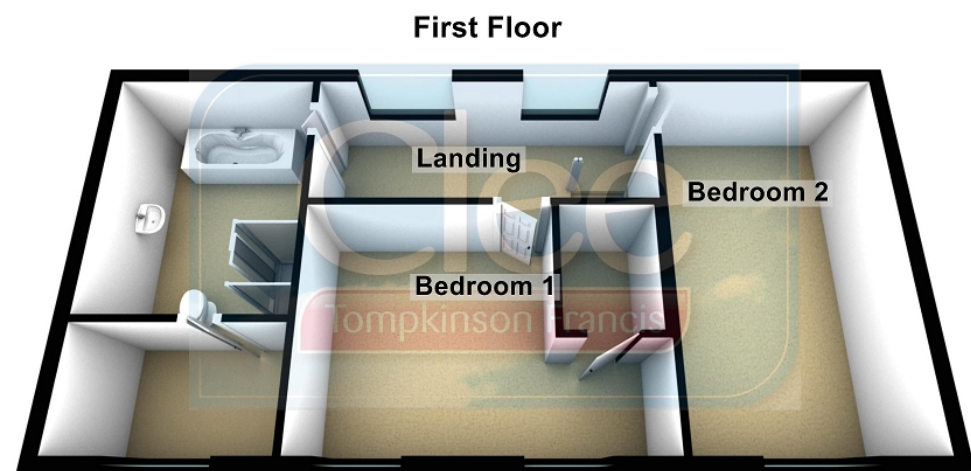




Ground Floor

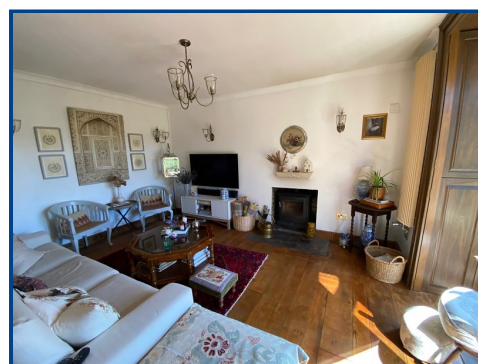


First Floor

Landing

Bedroom 2

Bedroom 1

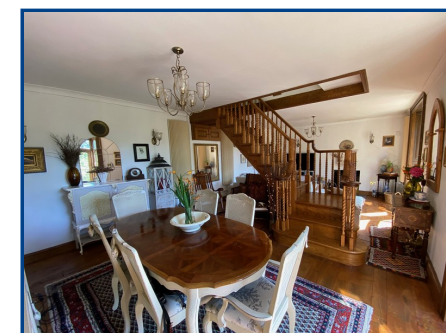


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

Glynneath Road
Resolven
Neath
Neath Port Talbot.

Price **£245,000**



- DETACHED PROPERTY
- IMMACULATELY PRESENTED THROUGHOUT
- 2 BEDROOMS
- LOUNGE
- KITCHEN
- UPSTAIRS FAMILY BATHROOM
- SEMI RURAL LOCATION
- AMAZING MOUNTAINSIDE VIEWS
- IDEAL FIRST PURCHASE / FAMILY HOME

General Description

Welcome to your dream home in Resolven, Neath Valley! This immaculately presented Detached property situated in a peaceful location awaits YOU the new buyer. Don't delay, call us today to book your viewing appointment.....

EPC Rating: E39

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.

Tel: **01639 646 926**

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

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

Property Description

Introducing this immaculately presented 2 bedroom detached property nestled in the picturesque village of Resolven, located in the stunning Neath Valley. Boasting a highly desirable location, this charming home offers a perfect blend of modern comfort and traditional appeal.

Upon entering, you will be greeted by a spacious living area, perfect for unwinding after a long day. The property features an upstairs family bathroom, adding convenience to the daily routine. The enclosed elevated tiered rear garden offers a serene outdoor space, complete with breath taking mountainside views, providing the ideal spot for relaxing or entertaining guests.

Resolven itself offers a tranquil setting with plenty of natural beauty to explore, including nearby canal where you can enjoy kayaking, canoeing. Beautiful Sgwd Gwladys waterfalls and woodland areas. For those looking to venture further afield, the vibrant town of Neath is just a short drive away, offering a range of amenities such as shops,

restaurants, and leisure facilities.

Don't miss this opportunity to own a piece of paradise in Resolven. Contact us today to arrange a viewing and experience the beauty of this property for yourself. Schedule your visit now and make this dream home your reality!

Entrance to Lounge (25' 09" x 14' 10") or (7.85m x 4.52m)

Entrance to lounge via double French doors to the front of the property, a curved beautiful masterpiece feature staircase leading to the 1st floor, very much an added feature to the room. Free standing multi fuel fire on flagstone hearth. Shelved alcove, elm wood flooring, vertical radiators. Both French doors also have wooden shutters attached. The property benefits from bespoke wooden shutters throughout the property.

Kitchen (15' 01" x 8' 0") or (4.60m x 2.44m)

Window to the front & side, door access leading to the rear garden. A range of wall & base fitted units with work top over & sink unit, free standing multi fuel

cooking range. Integrated fridge freezer & dishwasher, tiled flooring, radiator.

First Floor Accommodation (14' 09" x 3' 03") or (4.50m x 0.99m)

Windows to the rear, radiator. Doors leading to.

Bedroom 1 (15' 03" x 11' 02") or (4.65m x 3.40m)

Windows to the front, storage cupboard & built in wardrobe. Wooden flooring, radiator.

Bedroom 2 (14' 10" x 10' 11" x 8' 4") or (4.52m x 3.33m x 2.54m)

Window to the front, wooden flooring, radiator.

Bathroom (10' 10" x 8' 07") or (3.30m x 2.62m)

Frosted window to the rear, free standing roll top bath, vanity hand basin, low-level WC, shower cubicle. Wooden flooring, spotlights to the ceiling, heated towel rail & radiator.

Utility Room (8' 02" x 5' 01") or (2.49m x 1.55m)

Picture window, plumbing for a washing machine, free standing oil central heating boiler, laminated flooring.

External

The property is situated in a elevated position with steps leading to the frontage, paved seated balcony with mature shrubs, with access both sides to the rear garden. Enclosed rear with steps leading to tiered garden, many mature shrubs, lavender. Apple, cherry & pear trees with greenhouse, insulated summer house. Outside WC with hand basin. Pagoda with seated area, tranquil space overlooking amazing mountainside views.

Services

Mains electricity, mains water, mains drainage, oil central heating

Tenure

Freehold

Council Tax

D

