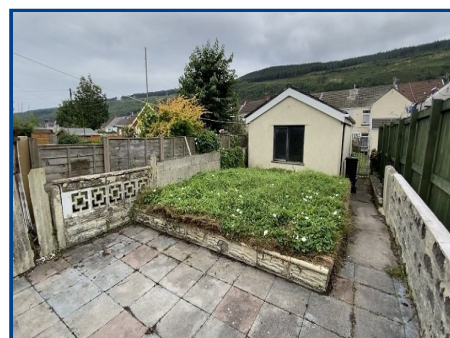
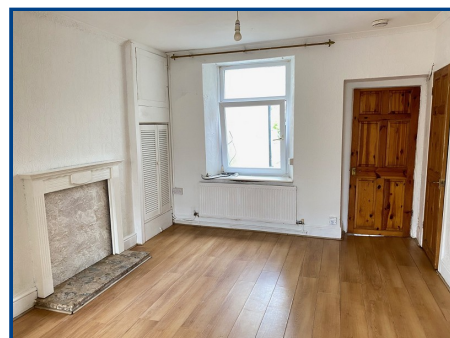


**Railway Terrace  
Resolven  
Neath  
Neath Port Talbot.**

**Price £105,000**



- MID TERRACE PROPERTY
- 2 BEDROOMS
- LOUNGE TO SITTING ROOM
- BATHROOM & SEPARATE WC
- ENCLOSED REAR GARDEN + SINGLE GARAGE
- IDEAL INVESTMENT / FIRST PURCHASE
- NO CHAIN



**General Description**

A fantastic opportunity to purchase this mid terrace property in the charming village of Resolven, located in the picturesque Neath Valley.

This property boasts two bedrooms and a ground floor bathroom, making it ideal for a small family or couple looking to put their own stamp on a home.

**EPC Rating: D61**

# Railway Terrace, Resolven, Neath, Neath Port Talbot.

## Property Description

Welcome to this charming mid terrace property located in Resolven, Neath Valley. Perfect for those looking to put their stamp on a home, this 2-bedroom property is bursting with potential.

In need of modernisation throughout, this property offers the opportunity to create a bespoke living space tailored to your taste. The ground floor bathroom and enclosed rear garden provide convenience and privacy, while the single garage offers ample storage space for all your belongings.

Situated in the picturesque Neath Valley, this property enjoys the tranquility of its surroundings while still being within close proximity to local amenities. Explore the beautiful countryside on your doorstep or take a trip to the nearby historical landmarks such as the stunning waterfalls and ancient ruins.

Don't miss out on the chance to view this hidden gem! Contact us today to arrange a viewing and start envisioning the potential of this wonderful property.

### Entrance Hall (14' 0" x 2' 07") or (4.27m x 0.79m)

Entrance to hallway, staircase leading to the 1st floor, laminated flooring. Wall mounted electric meter, radiator.

### Lounge (10' 09" x 9' 08" ) or (3.28m x 2.95m)

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

### Sitting Room (12' 06" x 11' 02" ) or (3.81m x 3.40m)

Window to the rear, laminated flooring, storage cupboard, under stairs storage cupboard, radiator.

### Kitchen (9' 10" x 7' 08" ) or (3.00m x 2.34m)

Window & door to the side, giving access to the rear garden. Wall & base fitted units, with work top over & sink unit. Gas cooker point, space for tumble dryer, washing machine & fridge freezer.

### Bathroom (5' 06" x 4' 11" ) or (1.68m x 1.50m)

Frosted window to the rear, panelled bath with shower over, low-level WC, hand basin. Fully tiled walls, tiled flooring, radiator.

### Separate WC (6' 03" x 2' 05" ) or (1.91m x 0.74m)

Frosted window to the rear, low-level WC, fully tiled walls, tiled flooring, radiator.

### First Floor Accomodation (11' 10" x 4' 11" ) or (3.61m x 1.50m)

Landing area, window to the rear, attic entrance with pull down ladder & boarded. Doors leading to.

### Bedroom 1 (14' 01" x 9' 10" ) or (4.29m x 3.00m)

Windows to the front, radiator.

### Bedroom 2 (11' 11" x 8' 08" ) or (3.63m x 2.64m)

Window to the rear, storage cupboard housing gas central heating boiler, radiator.

### External

Enclosed low maintenance rear garden with paved seating area, leading to lawn with mountainside views.

### Garage (17' 03" x 10' 03" ) or (5.26m x 3.12m)

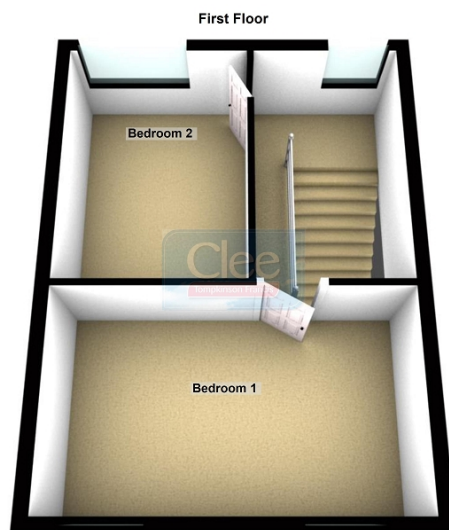
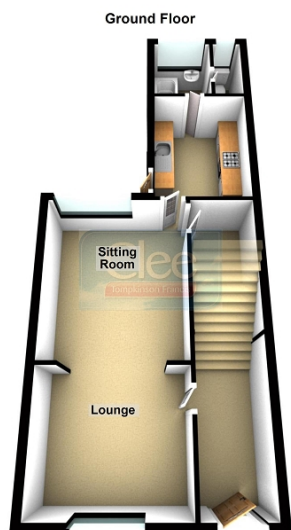
Up & over door. Window to the rear.

### Tenure

Not Specified

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