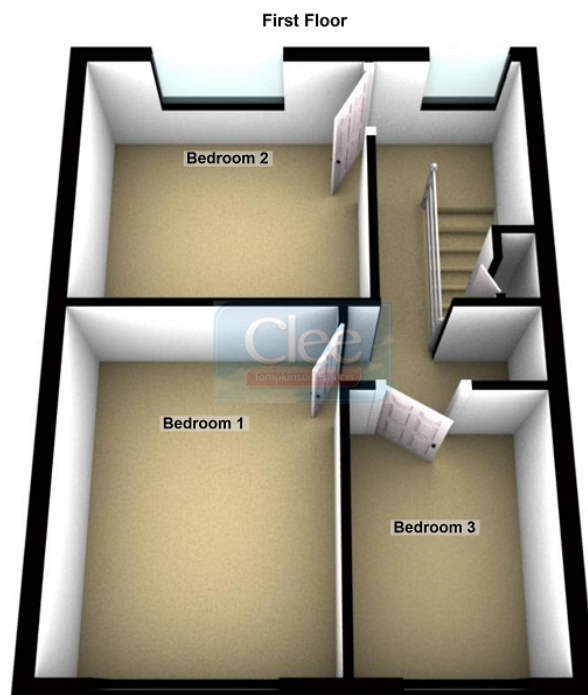




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Company Street
Resolven
Neath
Neath Port Talbot.**

Price £129,950



- MID TERRACE PROPERTY
- 3 BEDROOMS
- LOUNGE THROUGH TO SITTING ROOM
- KITCHEN / DINER
- DOWNSTAIRS SHOWER ROOM
- ENCLOSED REAR GARDEN + SINGLE GARAGE
- IDEAL FIRST PURCHASE
- NO CHAIN

General Description

EPC Rating: C78

This beautifully modernised mid terrace property is the perfect choice for those seeking an inviting family home or an astute investment opportunity. Tastefully modernised throughout, the property boasts three well-proportioned bedrooms, providing ample space for households of all sizes. Interested? Call us today to book your viewing appointment....

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

Situated in the heart of the picturesque Resolven Neath Valley, this beautifully modernised three-bedroom mid terrace property offers the perfect blend of contemporary comfort and idyllic Welsh surroundings. Recently modernised throughout, the interior thoughtfully combines style and practicality, boasting a brand new kitchen and a chic downstairs shower room, both featuring luxurious underfloor heating for year-round warmth.

As you enter, a welcoming living space sets the tone, seamlessly flowing into the sleek, newly fitted kitchen—ideal for both everyday living and entertaining. The three well-proportioned bedrooms provide ample accommodation for families or professionals alike, while the modern shower room offers both functionality and flair.

Outside discover an enclosed rear garden, perfect for relaxation or alfresco dining. Additionally, a single garage and dedicated off-road parking space provide invaluable convenience for homeowners and guests.

Resolven itself is a vibrant village, renowned

for its friendly community atmosphere and breathtaking scenery. The property is ideally placed for lovers of the outdoors, with the famous Neath Canal Walk and the tranquil Rheola Forest close by—offering miles of walking, cycling, and wildlife spotting. Local amenities, including shops, cafes, and schools, are all within easy reach, and the nearby town of Neath provides further shopping, leisure, and transport links to Swansea and the M4 corridor.

This is a rare opportunity to acquire a turnkey family home in a sought-after valley location. Arrange your viewing today to fully appreciate all this wonderful property and its surroundings have to offer.

Porch (4' 0" x 3' 0") or (1.22m x 0.91m)

Entrance to porch, partially tiled walls, picture rails, radiator.

Hallway (6' 09" x 3' 01") or (2.06m x 0.94m)

Staircase leading to the 1st floor, picture rails, radiator. Opening to.

Sitting Room (12' 11" x 9' 05") or (3.94m x 2.87m)

Window to the front, radiator. Opening to.

Lounge (15' 10" x 11' 10") or (4.83m x 3.61m)

Window to the rear overlooking kitchen area

Kitchen/Diner

A range of wall & base fitted units with work top over & sink unit. electric induction hob with extractor fan above, electric oven. Plumbing for a washing machine, space for a fridge freezer. Spotlights to the ceiling, vinyl flooring, also benefiting from under floor heating.

Shower Room & WC (10' 07" x 4' 05") or (3.23m x 1.35m)

Frosted window to the rear, shower cubicle, low-level WC, vanity hand basin. Partially tiled walls, tiled flooring, spotlights to the ceiling. Under floor heating.

First Floor Accommodation (9' 07" x 5' 06") or (2.92m x 1.68m)

Landing area, window to the rear, attic entrance. Storage cupboard housing gas central heating boiler. Doors leading to.

Bedroom 1 (12' 01" x 8' 04") or (3.68m x 2.54m)

Window to the front, radiator.

Bedroom 2 (10' 04" x 9' 04") or (3.15m x 2.84m)

Window to the rear, radiator.

Bedroom 3 (9' 01" x 7' 07") or (2.77m x 2.31m)

Window to the front, radiator.

External

Enclosed low maintenance rear garden with paved seating area, lawn & mature shrubs. Gated access to the rear lane.

Single Garage (18' 11" x 9' 04") or (5.77m x 2.84m)

Window to the front. Power & electric, up & over door. Parking space for one vehicle in front of the garage.

Services

Mains drainage, mains gas, mains water, mains electricity

Council Tax

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