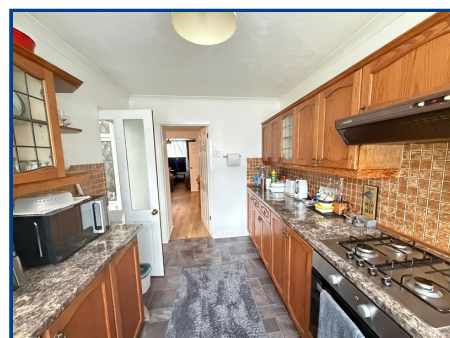
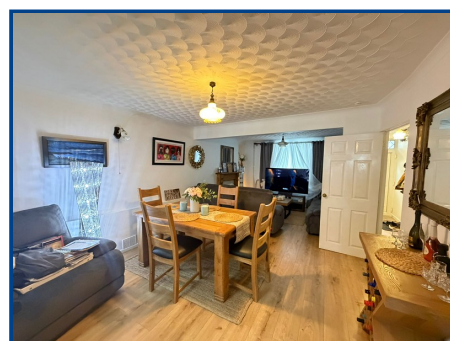
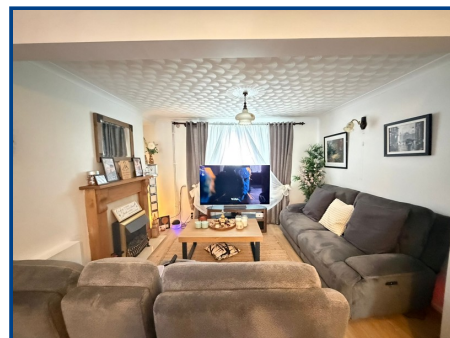


**Cory Street
Resolven
Neath
Neath Port Talbot.**

Price £135,000



- MID TERRACE PROPERTY
- 2/3 BEDROOMS
- LOUNGE / DINING ROOM
- SITTING ROOM
- SHOWER ROOM & FAMILY BATHROOM
- ATTIC ROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- OFF ROAD PARKING TO THE REAR

General Description

WELL PRESENTED!

Mid terrace 2/3 Bedroom property, situated in the semi rural village of Resolven. Call us today to book a viewing.

EPC Rating: D65

Cory Street, Resolven, Neath, Neath Port Talbot.

Property Description

A lovely family home, ideal for first-time buyers, small families or as an investment opportunity.

The ground floor comprises a spacious lounge and dining area, providing a comfortable living space, along with a fitted kitchen to the rear. There is also the added convenience of a downstairs shower room.

Upstairs, the property offers two well-proportioned bedrooms, with a third bedroom currently used as an addition to the master bedroom easily returned to a third single room, home office or dressing room. The attic space has also been utilised, offering additional versatile accommodation.

Externally, the property benefits from rear lane access and off-road parking, a valuable feature for this type of home and compact well maintained garden area perfect for relaxing.

Overall, this is a great opportunity to acquire a well-located property with scope for improvement and the potential to create a lovely family home.

Entrance Hallway (14' 02" x 2' 09") or (4.32m x 0.84m)

Entrance hallway, staircase leading to the 1st floor, wall mounted electric meter. Doors leading to.

Lounge (12' 00" x 9' 05") or (3.66m x 2.87m)

Window to the front, wooden fire surround with inset gas fire, radiator. Opening to.

Dining Area (12' 03" x 11' 07") or (3.73m x 3.53m)

Window overlooking sitting room, under stairs storage cupboard, radiator.

Kitchen (12' 06" x 7' 11") or (3.81m x 2.41m)

Window over looking the rear garden. Wall & base fitted units, electric hob with extractor fan above, bowl & half sink unit, plumbing for a washing machine, tiled for splash back. Door to.

Sitting Room (7' 06" x 6' 10") or (2.29m x 2.08m)

Roof window, radiator.

Shower Room & WC (10' 02" x 4' 03") or (3.10m x 1.30m)

Frosted window to the rear, shower cubicle, wall mounted hand basin, low-level WC, partially tiled walls, heated towel rail.

First Floor Landing (12' 01" x 5' 02") or (3.68m x 1.57m)

Landing area, doors leading to.

Bedroom One (12' 07" x 8' 02") or (3.84m x 2.49m)

Window to the front, radiator. Double doors opening to the 3rd bedroom.

Bedroom Two (10' 01" x 9' 03") or (3.07m x 2.82m)

Window to the rear , radiator.

Bedroom Three (9' 02" x 6' 09") or (2.79m x 2.06m)

Window to the front, radiator.

Attic Room (15' 04" x 10' 02") or (4.67m x 3.10m)

Roof window to the rear, eaves for storage.

External

Enclosed low maintenance rear garden, benefiting from lawn with mature shrub & flower borders.

Outbuilding 12'7 x 7'7

Window to the front.

Services

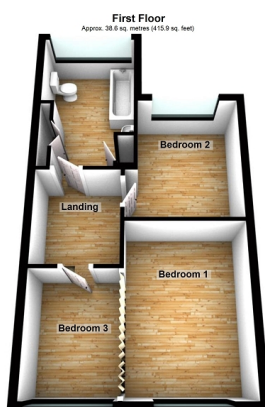
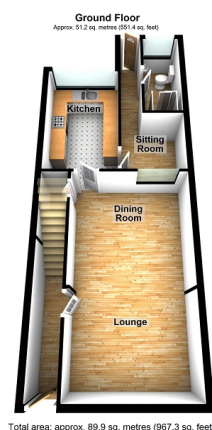
Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

Not Specified



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 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.