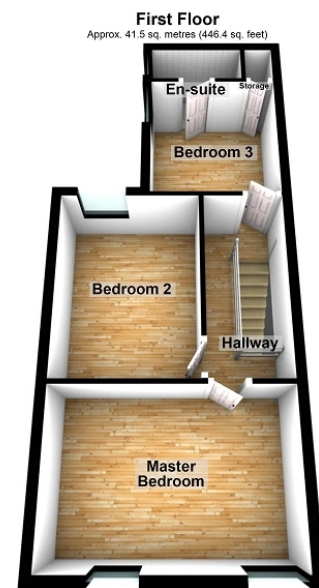


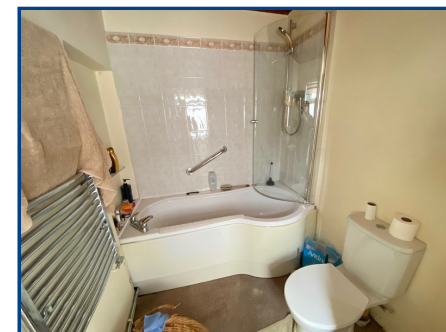


Total area: approx. 84.0 sq. metres (904.1 sq. feet)



**Thomas Terrace
Resolven
Neath
Neath Port Talbot.**

Price **£129,950**



- MID TERRACE PROPERTY
- 3 BEDROOMS WITH ENSUITE WC
- LOUNGE & DINING ROOM
- GROUND FLOOR BATHROOM
- ENCLOSED GARDEN + SINGLE GARAGE
- VILLAGE LOCATION
- IDEAL FIRST PURCHASE

General Description

Situated in the picturesque Resolven Neath Valley, this well-presented mid-terrace property offers an exceptional opportunity for those looking to put their personal stamp on a spacious family home.

EPC Rating: D68

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 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.

Thomas Terrace, Resolven, Neath, Neath Port Talbot.

Property Description

Welcome to this well-presented mid-terrace property nestled in the heart of Resolven, within the scenic Neath Valley. This spacious home offers three generous double bedrooms, including a master with en suite facilities, ensuring ample comfort and privacy for family living. A convenient ground floor bathroom adds to the practicality of this charming residence.

The property boasts a delightful, enclosed garden, ideal for relaxing outdoors or pottering about, along with a single garage providing secure parking and additional storage. Throughout, the home is in good condition but would benefit from some modernising, offering an excellent opportunity for those looking to add their own personal touch.

Resolven is a welcoming community boasting a wealth of natural beauty, surrounded by the rolling hills and lush countryside of the Neath Valley. Residents enjoy close proximity to the picturesque Neath Canal, perfect for leisurely walks, cycling, and wildlife spotting. The stunning Gnoll Country Park and Melincourt Waterfall are just a short drive away, providing wonderful

opportunities for outdoor adventures.

Locally, you'll find a selection of shops, cafes, and essential amenities, while Neath town centre is easily accessible for a wider array of retail, dining, and entertainment options. Excellent road links, including the A465 Heads of the Valleys Road, make commuting to Swansea, Cardiff, and the Brecon Beacons straightforward and convenient.

This promising property is a fantastic opportunity for anyone seeking a comfortable home in a sought-after location with the potential for further enhancement.

Arrange a viewing today to fully appreciate all that this home and its wonderful location have to offer.

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

Entrance to Porch, wall mounted electric meter, tiled flooring. Door to.

Hallway (10' 08" x 3' 02") or (3.25m x 0.97m)

Staircase leading to first floor, radiator.

Thomas Terrace, Resolven, Neath, Neath Port Talbot.

Lounge (10' 02" x 12' 01") or (3.10m x 3.68m)

Bay window to front, feature fire place, radiator.

Dining Room (11' 05" x 11' 06") or (3.48m x 3.51m)

Window to rear, radiator, under stairs storage cupboard.

Kitchen (7' 0" x 8' 10") or (2.13m x 2.69m)

A range of wall and base units with work tops over, gas hob with extractor fan above, electric oven. Plumbing for washing machine, sink unit, fully tiled walls. Window & door to the side, giving access to the rear garden.

Bathroom (5' 01" x 8' 10") or (1.55m x 2.69m)

Frosted window to front, panelled bath with shower over, wash hand basin, WC, heated towel rail, radiator.

First Floor Accommodation. (12' 08" x 5' 06") or (3.86m x 1.68m)

Loft access with a pull down ladder & insulated. Doors leading to.

Bedroom 1 (10' 04" x 14' 10") or (3.15m x 4.52m)

Windows to front, radiator.

Bedroom 2 (11' 03" x 9' 0") or (3.43m x 2.74m)

Window to rear, radiator.

Bedroom 3 (8' 11" x 8' 11") or (2.72m x 2.72m)

Window to side, radiator, storage cupboard housing a gas combi boiler.

En Suite (2' 08" x 6' 10") or (0.81m x 2.08m)

W.C, vanity wash hand basin, frosted window to side.

EXTERNALLY

To the rear, there is a low maintenance enclosed rear garden with a garage.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

B

