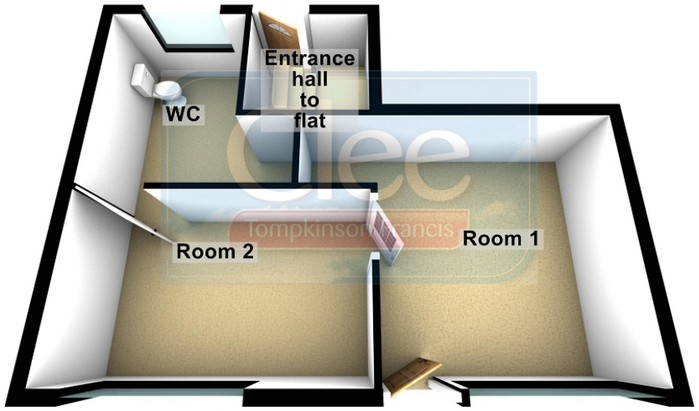
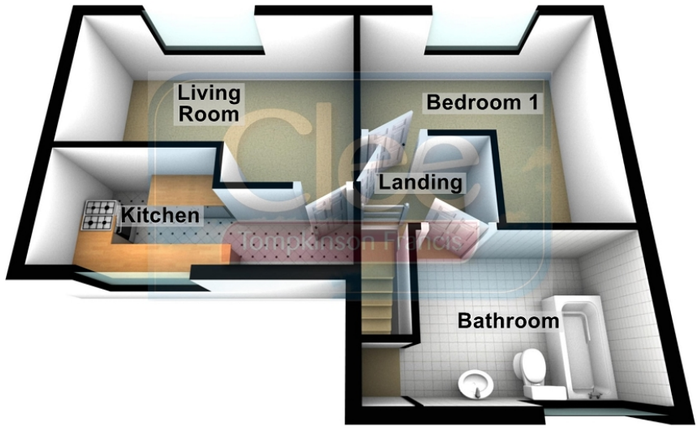
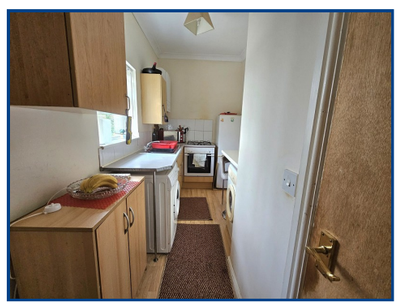
Ground Floor



First Floor







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.

Commercial Road
Resolven
Neath
Neath Port Talbot.

Price **£110,000**











- **INVESTMENT OPPORTUNITY**
- **2 ROOM COMMERCIAL UNIT**
- **SEPARATE FIRST FLOOR FLAT WITH SEPARATE ACCESS**
- **EXCELLENT VILLAGE LOCATION**
- **NO CHAIN**
- **CASH BUYERS ONLY**

General Description

EPC Rating: D57

An excellent investment opportunity to acquire a mixed-use property positioned within the heart of the well-regarded village of Resolven. Popular with both residents and local businesses. The property comprises a vacant ground floor commercial unit together with a self-contained, independently accessed one-bedroom flat above, which is currently tenanted and producing income.

Property Description
Occupying a prominent position within the village centre, the property benefits from regular passing trade and strong community presence. The ground floor commercial unit is currently vacant, providing immediate opportunity for owner-occupation or the ability to secure a new tenant and enhance rental return. The layout offers flexible business space with multiple rooms and WC facilities, suitable for a variety of uses (subject to the necessary consents).

The first-floor flat is fully self-contained with its own independent access, ensuring complete separation from the commercial premises. The accommodation comprises one double bedroom, a bathroom, a living room and a fitted kitchen. The layout offers comfortable and well-proportioned living space suitable for a single occupant or couple. The flat is currently tenanted, generating income from completion and providing an established residential investment within a consistently demanded village location.
This combination of a vacant commercial unit with flexible layout and an income-producing residential flat creates a balanced investment opportunity with both immediate return and future growth potential.

Situated within a well-established village setting with local amenities and convenient links to surrounding towns. Its established residential base and consistent local demand make it an attractive location for both commercial and residential investment.

Shop (16' 4" x 17' 3") or (4.98m x 5.26m)
Entrance through uvpc door, double glazed windows to front, fire exit to the rear, concrete floor throughout, plumbing for radiator.

Shop (11' 5" x 12' 6") or (3.49m x 3.81m)
Frosted double glazed upvc windows to the front, plumbing for radiator, wall mounted consumer unit.

W.C. (9' 10" x 8' 10") or (3.00m x 2.68m)
WC, plumbing for sink, radiator, frosted glass to rear, wall mounted boiler

Commercial Road, Resolven, Neath, Neath Port Talbot.

Entrance Hall (5' 3" x 6' 8") or (1.60m x 2.04m)
Entrance to upstairs flat through upvc door to the rear which is accessed via side entrance, radiator, consumer unit, stairs leading to first floor flat, laminate flooring.

Bathroom (6' 10" x 12' 6") or (2.09m x 3.80m)
Panelled bath with half wall times around bath and wash basin, tilt and turn frosted window to the rear, WC, hand basin, extractor fan, laminate flooring, storage cupboard with shelving.

Bedroom 1 (14' 7" x 12' 6") or (4.44m x 3.81m)
Double glazed windows to the front, laminate flooring, wall mounted electrical consumer unit, radiator.

Living Room (11' 3" x 13' 3") or (3.44m x 4.05m)
Double glazed window to the front, radiator, access to loft, laminate flooring.

Kitchen (6' 0" x 13' 4") or (1.82m x 4.06m)
Double glazed window to rear, 4 ring gas hob, electric oven, wall and base units with worktops over, breakfast bar with space for seating, wall mounted boiler, plumbing for washing machine. laminate flooring.

External
Access to flat through side entrance, leading to enclose low maintenance rear garden.
Access to shop from front, with enclosed separate garden.

Agents Note
Knotweed situated in rear garden. No treatment plan in place. Cash buyers only.

Additional Information
Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services
Mains drainage, mains gas, mains water, mains electricity

Council Tax
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