



14 Cory Street, Resolven, Neath, SA11 4HR

Offers In The Region Of £89,950

Situated on a level location within the village of Resolven, affording easy access for the A465, an opportunity to acquire a mid-terraced property in need of a programme of modernisation and improvement, however, offering good size accommodation, which benefits from gas central heating and double glazing, comprising entrance porch, hallway, 2 reception rooms, kitchen and shower room to the ground floor and 2 double bedrooms and 1 single bedroom to the first floor. Outside, there is a good size garden to the rear with hardstanding for parking or the erection of a single garage.

Front double glazed entrance door into:

Entrance porch 3'6" x 2'9" (1.07m x 0.86m)

With glazed inner door into:

Entrance hallway 19'0" x 2'10" (5.80m x 0.87m)



With radiator, stairs to first floor.

Front room 12'0" x 9'11" (3.67m x 3.03m)



With tiled open fireplace, radiator, double glazed window to front.

Rear reception room 12'2" x 10'11" (3.71m x 3.35m)



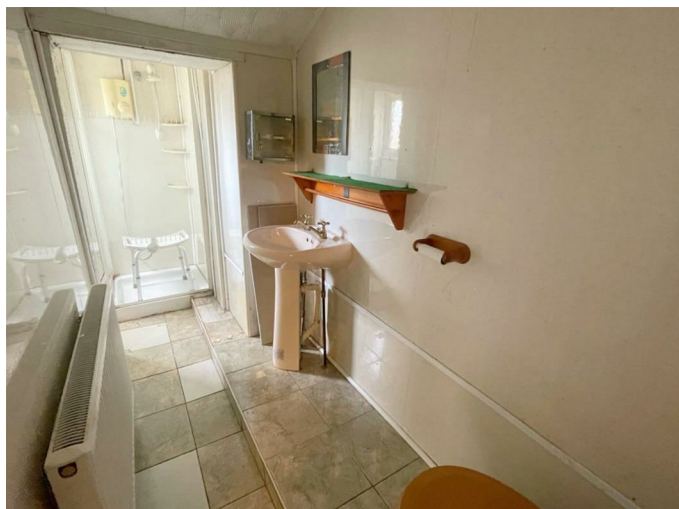
With tiled fireplace, radiator, understairs storage cupboard, double glazed window to kitchen,

Kitchen 11'6" x 7'10" (3.53m x 2.40m)



With fitted base and wall units in Walnut effect with black marble effect work surfaces, stainless steel sink unit, space for washing machine and fridge/freezer, built-in electric oven, separate gas hob, tiled floor, part tiled walls, double glazed window and door to rear.

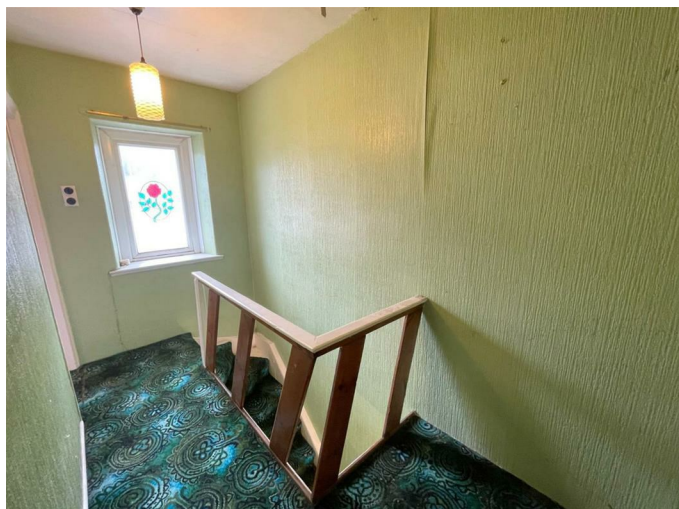
Shower room 12'9" x 3'10" (3.91m x 1.18m)



With 3 piece suite comprising w.c., wash hand basin, shower cubicle, respatex to walls, tiled floor, radiator.

FIRST FLOOR

Landing area 12'4" x 5'3" (3.76m x 1.62m)



With double glazed window to rear.

Bedroom one 12'6" x 7'11" (3.82m x 2.42m)



With double glazed window to front, radiator.

Bedroom two 9'8" x 9'2" (2.96m x 2.80m)



With cupboard housing gas central heating boiler, double glazed window to rear.

Bedroom three 9'3" x 7'2" (2.83m x 2.19m)



With double glazed window to front, small access to attic space.

Outside



Enclosed good size garden to rear which is in need of cultivation. There are double access gates from rear lane to a concrete hardstanding providing off-road parking.

AGENTS NOTE

Council Tax Band A with an annual payment of £1521

AGENTS NOTE

Mobile Coverage

EE

Vodafone
Three
O2

Broadband
Basic
17 Mbps
Superfast
80 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

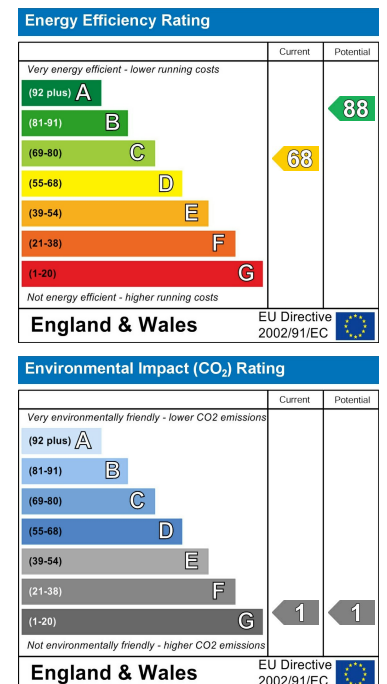
Floor Plan



Area Map



Energy Efficiency Graph



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