



## 14 Williams Avenue, Resolven, Neath, SA11 4AD

**Offers In The Region Of £150,000**

Nestled in the charming village of Resolven, on Williams Avenue, this delightful detached family home presents an excellent opportunity for those seeking a property with potential for modernisation. The location is particularly advantageous, offering easy access to the A465 and being in close proximity to the picturesque Melincourt Waterfalls, perfect for nature enthusiasts. The accommodation is spread over two floors, providing ample space for family living. Upon entering, you are greeted by a welcoming hallway that leads to two generously sized reception rooms, ideal for both relaxation and entertaining. The kitchen, while in need of some updating, offers a functional space for culinary pursuits. The first floor comprises two spacious double bedrooms, complemented by a versatile dressing room that could also serve as a laundry room, along with a large bathroom complete with a W.C. This layout is perfect for families or those looking for extra space. Externally, the property boasts off-road parking on the side driveway, ensuring convenience for residents and guests alike. The rear garden is level and low maintenance, providing a pleasant outdoor space for leisure and enjoyment.

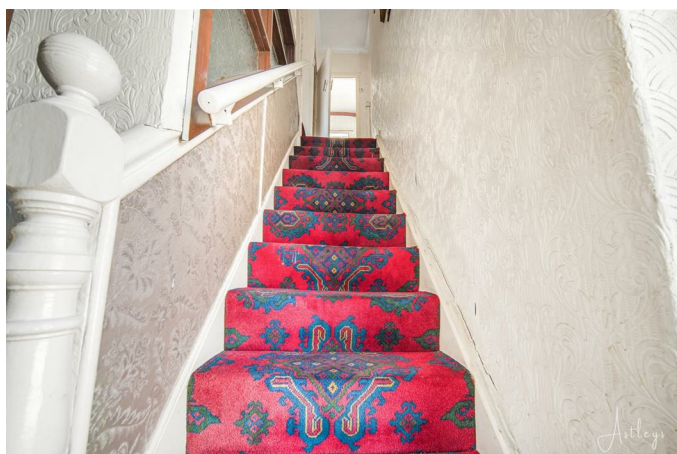


Side aluminium entrance door into:

Entrance hallway 6'8" x 3'5" (2.03m x 1.04m)



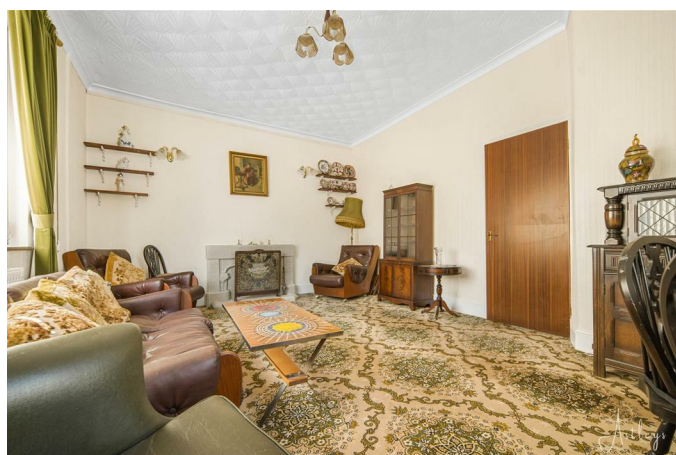
With radiator, stairs to first floor, small plate rack, glazed inner door into:



Living room 17'9" x 12'6" (5.41m x 3.81m)



With tiled fireplace, aluminium bay window to front and side, radiator, coved ceiling.





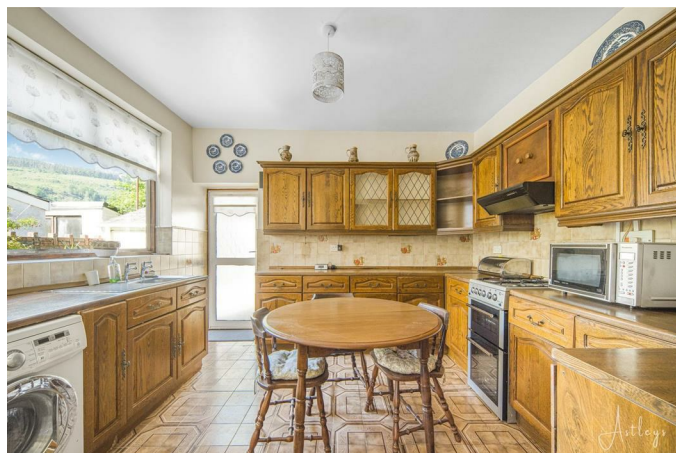
**Sitting room 14'1" x 10'5" (4.29m x 3.18m)**



With mahogany feature fireplace with tiled insert and hearth and fitted gas fire (not tested), aluminium window to rear, radiator, ornate coving, small picture rail.



**Kitchen/diner 11'6" x 10'8" (3.51m x 3.25m)**



With fitted base and wall units in dark oak with dark oak work surfaces, stainless steel sink unit, space for cooker/washing machine and fridge/freezer, double glazed window and door to rear, tiled floor, part tiled walls, heated towel rail.





## FIRST FLOOR

**Split landing area 18'8" x 5'9" (5.69m x 1.75m)**

With coved ceiling, built-in cupboards, coved ceiling.

**Bedroom one 17'9" x 12'0" (5.41m x 3.66m)**



With 2 aluminium framed windows to front, coved ceiling, radiator.



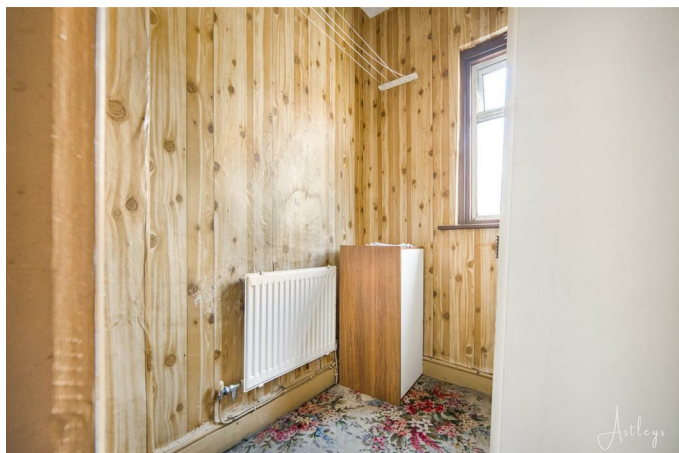
**Bedroom two 12'2" x 11'9" (3.71m x 3.58m)**



With aluminium framed window to rear, radiator.



**Dressing room/laundry room 9'3" x 5'4" (2.82m x 1.63m)**



With built-in storage cupboard with shelving, aluminium framed window to side, radiator.

**Bathroom/w.c. 11'7" x 6'7" (3.53m x 2.01m)**



3 piece suite in burgandy comprising double shower cubicle, wash hand basin with splashback, w.c., aluminium framed window to rear, fully tiled walls, Worcester wall mounted gas central heating boiler, coved ceiling.



**Outside**



Front forecourt garden area. Side driveway providing off-road car parking leading to single detached garage with personal access door. The rear garden is of a good size, enclosed and comprises shingled areas, astroturf, raised flower beds and with a concrete outbuilding providing w.c. and storage shed/workshop.





**Off-road parking**



**Drone photograph**



#### **AGENTS NOTE**

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Satellite / Fibre TV Availability

BT

Sky

Virgin

#### **AGENTS NOTE**

Council Tax Band C £2,170

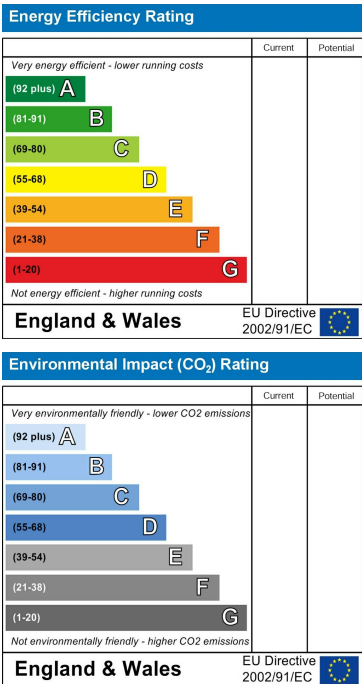
Floor Plan



Area Map



Energy Efficiency Graph



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