



## **63 John Street, Resolven, Neath, Glamorgan, SA11 4LA**

**Offers Over £110,000**

Situated on a level location within the village of Resolven with immediate access to the A465 trunk road and close to the popular Melincourt Waterfalls, a mid-terraced house benefitting from double glazing and gas central heating throughout and set out over 2 floors to include entrance hallway, living/dining room, kitchen/breakfast room and shower room/w.c. to the ground floor and two double bedrooms and washroom/w.c. to the first floor. Externally, there is an enclosed paved rear garden and storage outbuilding. Ideal for first time buyer or investment.

## Main Dwelling



## Entrance Hallway 9'11" x 5'11" (3.04 x 1.82)



Wood effect camaro flooring, wood fitted storage box, under stairs storage, radiator, stairs leading to first floor.

## Living/dining room 20'1" x 14'7" (6.14 x 4.45)



L-shape living/dining room with wood effect camaro flooring, coved ceiling, various shelving in alcoves, two ceiling lights (to remain), wood effect venetian blind (to remain), window to front.

## Kitchen/Breakfast Room 15'3" x 11'10" (4.67 x 3.63)



Spacious kitchen/breakfast room with a range of base units, sink & drainer, space for washing machine, slimline dishwasher (to remain), wood effect camaro flooring, space for fridge/freezer (to remain), integrated oven & hob, radiator, part tiled walls, spotlights to ceiling, window and door to rear.



**Shower Room/W.C. 15'8" x 3'2" (4.78 x 0.98)**



Low level w.c., wash hand basin with tile splashback, walk-in shower, spotlights to ceiling, wood effect camaro flooring, wall mounted towel rail, illuminating mirror (to remain), window to rear.

**First Floor**

**Landing Area 2'8" x 7'5" (0.83 x 2.27)**

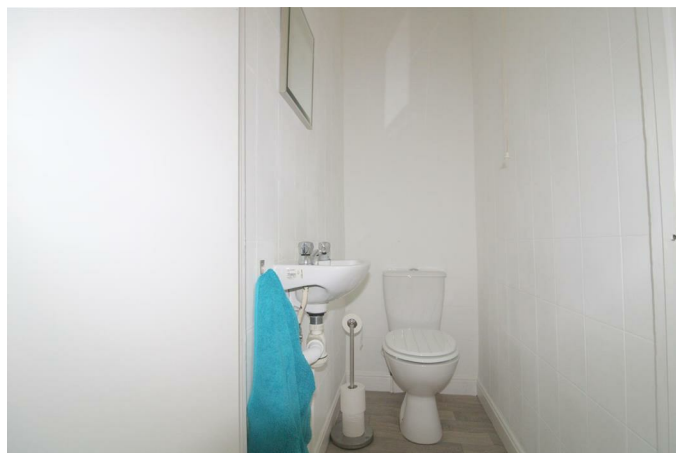
Window to front.

**Bedroom One 8'7" x 15'10" (2.63 x 4.85)**



With airing cupboard housing gas combination boiler, coved ceiling, two windows to front, radiator.

**Washroom/w.c. 2'8" x 4'8" (0.83 x 1.44)**



Wood effect cushion flooring, low level w.c., wall mounted wash hand basin.

**Bedroom Two 7'8" x 12'0" (2.35 x 3.66)**



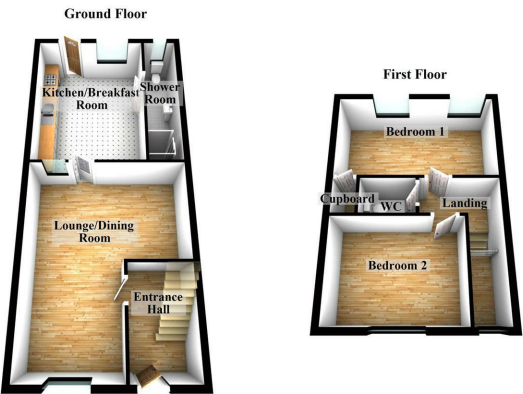
Fitted wardrobe, radiator, window to rear, open shelf area and shelves to alcoves.

**Rear Garden**



Paved garden with rear lane access and storage outbuilding.

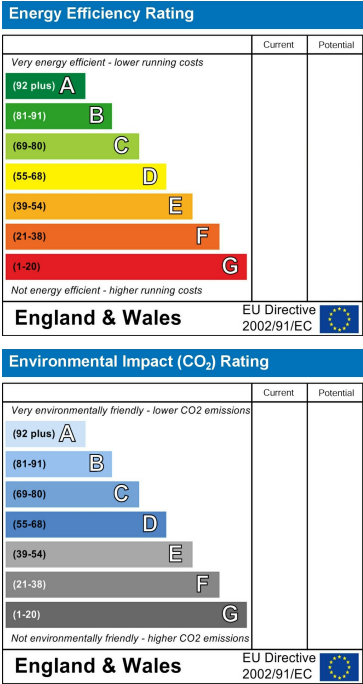
Floor Plan



Area Map



Energy Efficiency Graph



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