



## 14 Cory Street, Resolven, Neath, SA11 4HR

**Offers In The Region Of £75,995**

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.

## Main dwelling



**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)**



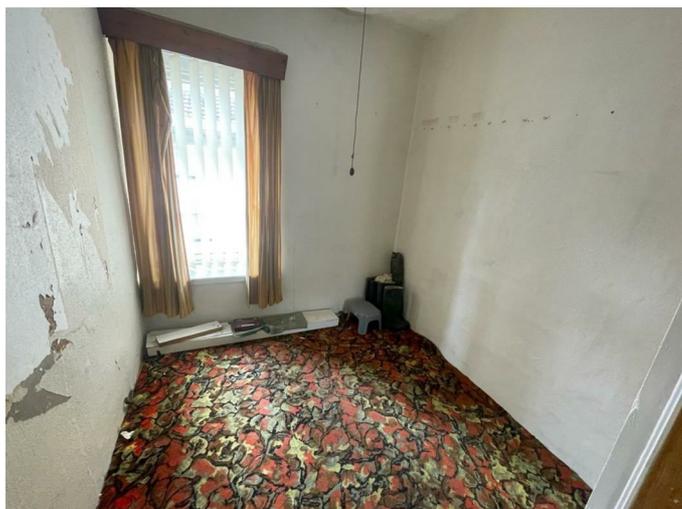
With double glazed window to front, radiator.

### 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

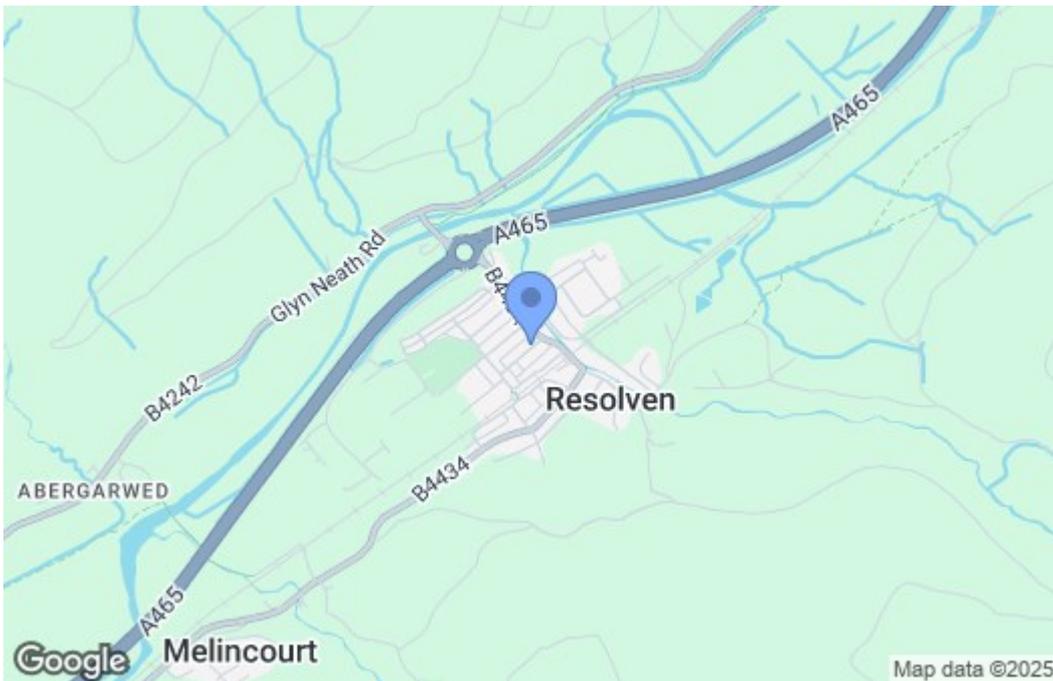
Sky

Virgin

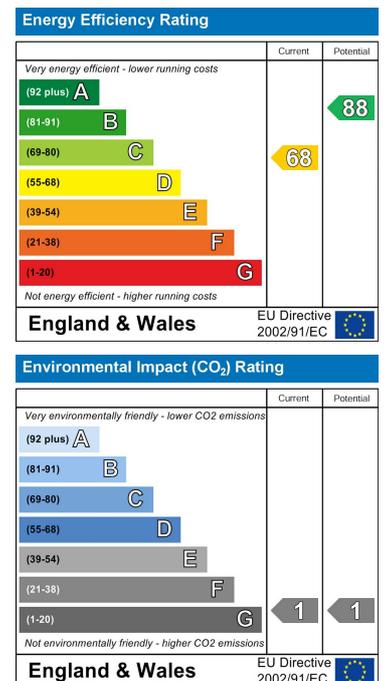
## Floor Plan



## Area Map



## Energy Efficiency Graph



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