



7 Rugby Road, Resolven, Neath, Glamorgan, SA11 4HH

Offers In Excess Of £89,950

Situated on a level location with the village of Resolven, close to the popular Melincourt Waterfalls, access for the A465 trunk road and a short drive from all amenities and facilities at Neath Town Centre, an end-terraced home that has been well looked after by the previous owner, however, in need of a programme of modernisation and improvement. The accommodation which is over 2 floors includes 2 reception rooms, storage room, kitchen and cloakroom to the ground floor and 2 double bedrooms and spacious bathroom to the first floor. Externally, there is a level enclosed rear garden and detached single garage.

Main Dwelling



Living Room 14'1" x 10'9" (4.30 x 3.28)



Bay window to front, tiled feature fireplace, ornate coved ceiling, radiator.

Storage Room 11'3" x 3'10" (3.44 x 1.18)



With internal window to rear, water tank.

Entrance Hallway 11'1" x 5'6" (3.40 x 1.70)



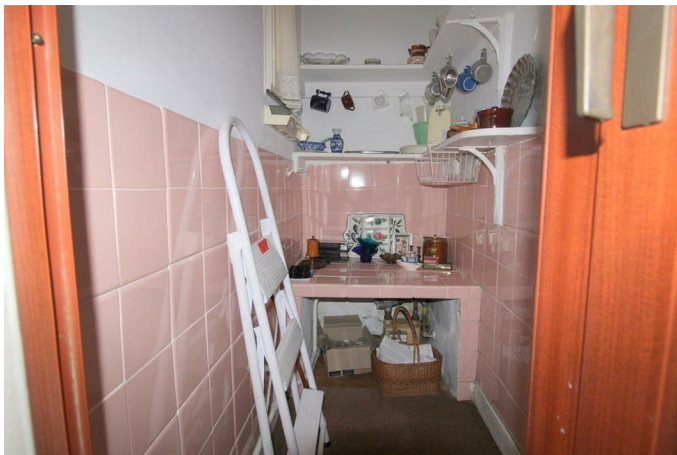
Main entrance front door into entrance hallway with window to front, coved ceiling, radiator, stairs leading to first floor.

Lounge 13'4" x 10'1" (4.07 x 3.09)



Window to side, granite hearth, covered ceiling, picture rail.

Walk in Pantry 6'1" x 3'0" (1.87 x 0.93)



Walk in pantry with window to side, shelving, part tiled walls.

Kitchen 6'9" x 13'1" (2.08 x 4.00)



Range of base units with space for cooker and washing machine, sink and drainer, storage cupboard, radiator, window to rear.

Inner Lobby 8'0" x 2'9" (2.44 x 0.85)



Window to rear, door into cloakroom, door to side leading to level enclosed rear garden.

Cloakroom 4'10" x 2'11" (1.48 x 0.90)



Window to rear, wall mounted wash hand basin, low level w.c., part tiled walls, radiator.

First Floor

Landing Area 3'10" x 9'11" (1.17 x 3.03)



Bedroom One 10'8" x 16'5" (3.27 x 5.02)



Double bedroom with two windows to front, storage cupboard, picture rail, radiator.

Bedroom Two 13'3" x 7'10" (4.04 x 2.40)



Double bedroom with coved ceiling, radiator, window to rear.

Bathroom 10'10" x 8'4" (3.32 x 2.55)



Spacious bathroom with window to rear, panel bath, pedestal wash hand basin, low level w.c., part tiled walls, access to loft space.

Rear Garden



Enclosed level rear garden laid to lawn with side access, paved patio area, storage outbuilding and further single garage to rear.

Garage to rear



Single garage with up and over door.

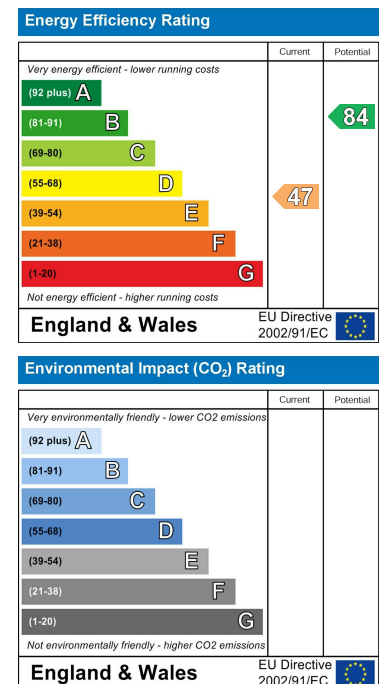
Floor Plan



Area Map



Energy Efficiency Graph



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