



Dynevor Road, Skewen, Neath, Neath Port Talbot. SA10 6TW

£164,000



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Situated within close proximity to Neath Town Centre this three bedroom semi detached property is in good condition and would make an ideal purchase for a first time buyer or family.

£164,000 - Freehold

- Three bedroom semi detached property.
- Open plan lounge/diner.
- Conservatory.
- Downstairs utility/W.C.
- PVCu windows and doors through out.
- Council Tax B/EPC D.



DESCRIPTION

We are pleased to offer to market this traditional build three bedroom semi detached property that is situated in Skewen and is within close proximity to local schools, shops, amenities and good transport links. Property benefits from good sized garden to front and back and PVCu windows and doors through out.

Accommodation briefly comprises of hallway, open plan lounge/diner, conservatory, kitchen, downstairs w.c/ utility room, three bedrooms and family bathroom.

ENTRANCE

Accessed via part glazed wood effect PVCu front door with side panel leading into hallway.

HALLWAY

Papered ceiling, coving, emulsioned papered walls with dado rail, radiator and wood effect laminate flooring. Staircase leading to first floor and door into ground floor.

LOUNGE (13' 6" x 12' 1") or (4.12m x 3.68m)

Papered ceiling, coving, papered walls with dado rail, fitted carpet, radiator and front facing PVCu bay window fitted with venetian blind and fitted blind. Opening through into dining room.

DINING ROOM (12' 2" x 10' 4") or (3.72m x 3.14m)

Papered ceiling, coving, papered walls with dado rail, fitted carpet, radiator and double wood glazed doors leading into conservatory.

CONSERVATORY (15' 0" x 9' 5") or (4.58m x 2.86m)

Emulsioned skimmed ceiling with two corrugated light panels, emulsioned skimmed walls with papered feature wall, radiator, wood effect laminate flooring, wooden double glazed doors leading out to the rear garden fitted with roller blind and double glazed wood windows. Opening leading into kitchen.

KITCHEN (9' 2" x 8' 8") or (2.80m x 2.65m)

Emulsioned skimmed ceiling, inset spotlights, coving, emulsioned skimmed walls with feature papered wall and wood effect laminate flooring. Room is fitted with a range of cream wall and floor cupboards with wood effect laminate worktop. Stainless steel sink and drainer with chrome mixer tap. Built in stainless steel four ring gas hob and glass splash back, over head extractor hood and built in electric oven below. Under counter space for dish washer and space for side by side upright fridge/freezer.

DOWNSTAIRS UTILITY/W.C.

Emulsioned skimmed ceiling, papered walls and ceramic floor tiles. Room is fitted with white w.c. and houses the washing machine and tumble dryer.

LANDING

Emulsioned skimmed ceiling, loft access hatch, coving, papered walls with dado rail and doors leading off.



BEDROOM 1 (11' 8" x 11' 5") or (3.55m x 3.48m)

Papered ceiling, coving, papered walls with picture rail, fitted carpet, radiator and front facing PVCu double glazed window fitted with venetian blind and curtains. Original inset fire and hearth. Fitted wardrobes to remain.

BEDROOM 2 (11' 7" x 10' 11") or (3.53m x 3.33m)

Papered ceiling, coving, papered walls with picture rail, fitted carpet, radiator and rear facing PVCu double glazed window with blind. Built in cupboards housing combination boiler. Original fire hearth and surround.

BEDROOM 3 (8' 8" x 7' 9") or (2.63m x 2.36m)

Papered ceiling, coving, papered walls, fitted carpet, radiator and front facing PVCu double glazed window fitted with venetian blind and curtains.

FAMILY BATHROOM (8' 8" x 5' 8") or (2.63m x 1.73m)

Artex ceiling, floor to ceiling ceramic wall tiles, non slip flooring, chrome wall mounted heated towel rail and rear facing frosted PVCu double glazed window with fitted roller blind. Room is fitted with a three piece suite comprising of pedestal wash hand basin with chrome mixer tap, w.c. and 'P' shaped bath with chrome mixer tap and wall mounted shower and glass shower screen.

OUTSIDE


Front garden bounded on two sides wall and one side wood fence with gate leading to a paved low maintenance garden.

Rear garden is bounded on one side by block walling and two sides wood fencing. Wooden gate giving access to the front of the property. Large paved sun terraced with decked seating areas and steps leading to rear of the garden. Rear is laid mainly to lawn with two storage sheds and planted with an array of mature shrubs, trees and plants.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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