



New Road, Skewen, Neath, Neath Port Talbot. SA10 6HL

Offers In Excess Of
£120,000



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We are pleased to offer to the market this traditional TWO BEDROOM mid-terraced house located in the heart of Skewen town centre, the property benefits from three reception rooms, GARAGE TO THE REAR and is local to shops, schools and the M4. Would be a good investment for a first time buyer.

Offers In Excess Of £120,000 - Freehold

- Two bedroom mid-terraced house.
- Two reception rooms.
- Reception/dining room.
- Utility area.
- Garage with space for two cars to the rear.
- Council Tax B/ EPC D.



DESCRIPTION

We are pleased to offer to the market this traditional two/three bedroom mid-terraced located in the heart of Skewen town centre within easy reach of local shops, schools and good road links to the M4 corridor.

Accommodation briefly comprises of hallway, two reception rooms, one which can also be used as bedroom 3, another reception/ dining room, kitchen, utility area, downstairs w.c. and bathroom. Outside to the rear of the property is a garage with space for two cars.

ENTRANCE

Accessed via a smart navy part glazed composite front door leading into the porch.

PORCH

Skimmed ceiling, coving, emulsioned walls with dado rail, skirting, original floor tiles and original wooden glazed door leading through into the hallway.

HALLWAY

Skimmed emulsioned ceiling with original architrave, centre pendant light, emulsioned walls, skirting, radiator, wood effect laminate flooring, door leading into reception one, stairs leading to first floor accommodation, hallway is open and leads into reception two.

RECEPTION 2/BEDROOM 3 (12' 9" x 12' 3") or (3.89m x 3.73m)

Reception one leads off from hallway. Papered ceiling with original coving, emulsioned walls with picture rail, skirting, wall mounted radiator, fitted carpet, slate tiled fire surround with cast iron fireplace, built in cupboard housing the utility meters and front facing PVCu double glazed window.

RECEPTION 1 (13' 6" x 11' 4") or (4.12m x 3.46m)

stippled ceiling with centre pendant light, coving, emulsioned walls, wall mounted radiator, wood effect laminate flooring, built in cupboard to the alcove, fireplace with painted tiled hearth, painted wooden surround and opening for fire and rear facing PVCu double glazed window and glazed door leading into dining room.

RECEPTION 3/DINING ROOM (13' 1" x 9' 10") or (4.0m x 3.0m)

Skimmed ceiling with pendant light and fitting, emulsioned walls, skirting, ceramic tiled floor, wall mounted radiator and two side facing PVCu double glazed windows with wooden curtain poles, built in understairs storage cupboard and tiled and brick feature fire place. Glazed wooden door leading into kitchen.

KITCHEN (9' 8" x 6' 9") or (2.94m x 2.07m)

Stippled ceiling with centre pendant light, emulsioned walls, ceramic tiles from splash back area, radiator, ceramic tiled floor and side facing PVCu double glazed window and half glazed PVCu door leading to rear garden. Kitchen has been fitted with a range of wood effect melamine floor and wall cupboards with brushed steal handles, stainless steal sink with drainer and chrome mixer tap and double width five gas ring range oven and hob with stainless steal overhead extractor hood and light. Opening off from the kitchen going through into utility area.

UTILITY AREA (6' 8" x 3' 6") or (2.03m x 1.07m)

Skimmed ceiling, emulsioned walls with fluorescent strip light, continuation of ceramic tiled floor, wall mounted gas fire combination boiler. Rooms been fitted with laminate work top with under counter space for three appliances. Doorway leading into downstairs w.c.



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		82
(69-80) C		
(55-68) D	61	
(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.



www.pjchomes.co.uk

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