



Queens Road, Skewen,  
Neath Port Talbot, SA10 6UH.

Offers in the Region Of £112,500

\*\*\*\*\*Exclusive with Abbey Residential Agents\*\*\*\*\* If you are interested in this home, please contact ourselves verbally. \* Abbey Residential Agents are delivering results. \* Free Valuation, No Sale No Fee. \* Only Pay When We Sell Your Home. \* Bespoke Virtual Tour. \* Bespoke Floor Plan. \* Locally Owned Family Business. \* Town Centre Branch Location. Abbey Residential Agents are proud to offer for sale by private treaty this two bedroom semi detached family home in the sought after location within Skewen. This home has been a family home for over 27 years to the same family and they wish to offer the opportunity to live in desirable location, close to the doctors, shops and amenities in the heart of Skewen. Vacant Possession with No Onward Chain. We strongly recommend internal viewing of this home. To the ground floor there is an entrance straight into the 20ft lounge/diner, kitchen with fitted units. To the first floor there are two bedrooms and a disabled shower room. To the front there is off road parking for two vehicles. To the side there is a hard standing. To the rear there is a courtyard garden.

### **Entrance**

via pvc door into the lounge.

### **Lounge/Diner**

20' 0" x 14' 9" (6.09m x 4.49m)

Double glazed window to the front and rear aspect, textured ceiling. Feature brick surround. Three radiators. Open plan staircase to the first floor. Door into the kitchen.

### **Kitchen**

9' 0" x 9' 3" (2.74m x 2.82m)

Double glazed window and a half frosted pvc door to the side aspect. Double radiator. A range of wall and base units inset stainless steel sink unit, cooker point, tiled splash backs, space for a fridge/freezer. Plumbed for a washing machine.

### **First Floor Landing**

Access to the loft. Doors off to the bedrooms and the disabled shower room.

### **Bedroom One**

11' 6" x 14' 7" (3.50m x 4.44m)

Double glazed window to the front aspect, double radiator, plain plastered ceiling.

### **Bedroom Two**

8' 1" x 8' 4" (2.46m x 2.54m)

Double glazed window to the rear aspect, double radiator, plain plastered ceiling.

### **Disabled Shower Room**

9' 1" x 9' 2" (2.77m x 2.79m)

Frosted double glazed window to the side aspect, plain plastered ceiling, extractor fan. Double radiator. Cupboard hung baxi boiler. A suite consists of pedestal wash hand basin, toilet, shower area. Non slip floor, partial tiled to walls.

### **Garden**

To the front there is off road parking hardstanding for two vehicles. To the side there is set of gates leading to the side of the home of a further hardstanding. To the rear there is an enclosed courtyard garden.



### **Tenure - Freehold**

Please consult with your solicitor to check the tenure for the home.

### **Council Tax - B**

### **Energy Performance Certificate**

Current - 54 - E Potential - 86 - B Total Floor Area 72 square metres Certificate Number - 2110 - 7468 - 2170 - 3008 - 6095 Valid until 15 August 2033 Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

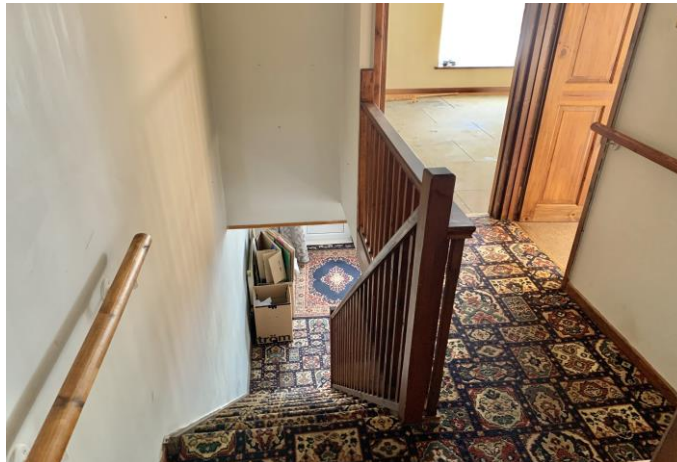
### **Viewing by appointment with the selling agents.**

Please contact ourselves to arrange a viewing of this home.

### **Disclaimer**

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents 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

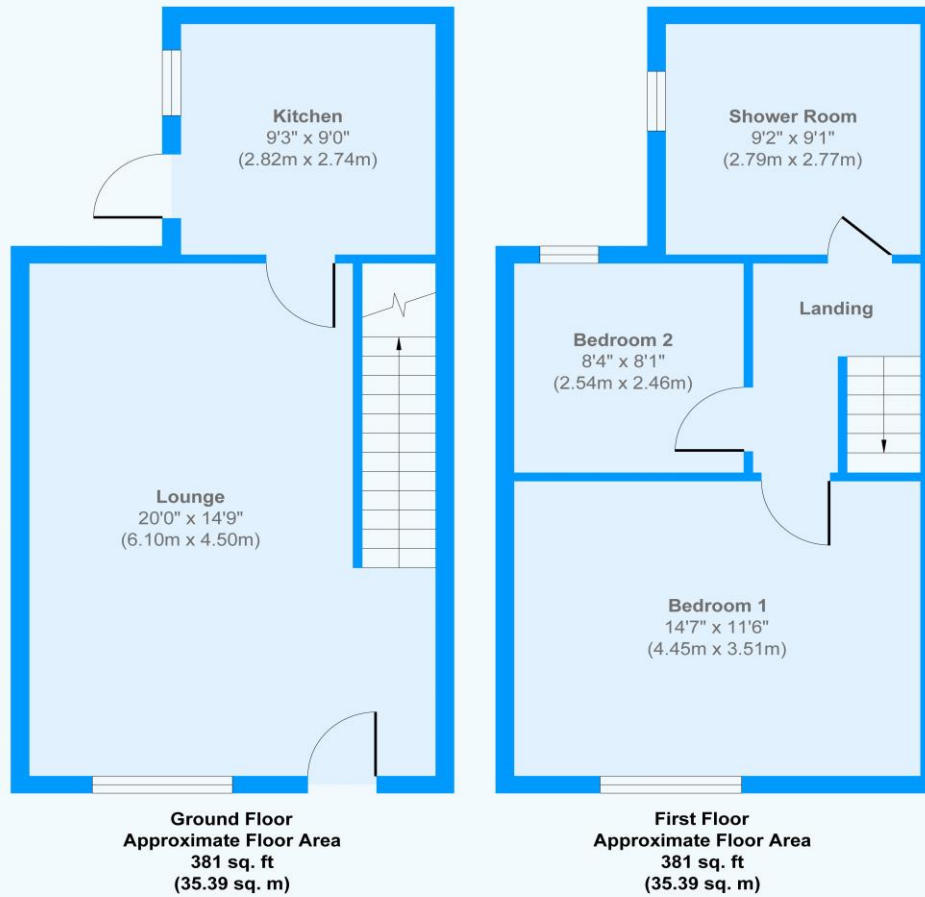
floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. 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 Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.







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**Approx. Gross Internal Floor Area 762 sq. ft / 70.78 sq. m**  
Produced by Elements Property