



Drummau Road, Skewen,  
Neath, Neath Port Talbot, SA10 6NU.

Offers in the Region Of £135,000

\*\*\*\*Exclusive with Abbey Residential Agents\*\*\*\*

If you are interested in this home, please contact ourselves verbally.

Abbey Residential Agents are proud to offer this well presented two bedroom middle terraced home situated on the fringe of Skewen on a level location.

Close proximity to local amenities and shops in the popular location of Skewen. Good road links to the adjoining locations. We strongly recommend internal viewing of this home.

To the ground floor there is main entrance door leading into lounge/diner with open plan staircase to the first floor, double doors from the lounge/diner into the modern fitted kitchen. To the first floor there are two bedrooms and a family bathroom. Externally there is an enclosed rear garden.

### Entrance

via pvc door into the lounge.

### Lounge/Diner

17' 7" x 14' 8" (5.36m x 4.47m)

Double glazed window to the front aspect, open plan staircase to the first floor to the first floor. Plain plastered ceiling with coving, double radiator, laminated flooring. Double doors into the kitchen.

### Kitchen

11' 9" x 11' 6" (3.58m x 3.50m)

Double glazed window and pvc door to the rear aspect, double radiator, tiled floor. A range of fitted wall and base units inset sink unit, space for a washing machine, space for a fridge/freezer, cooker point, cupboard housing boiler, brick tiled splash backs, extractor fan.

### First Floor Landing

Textured ceiling with coving. Doors off to the bedrooms and the family bathroom.

### Bedroom One

13' 5" x 9' 4" (4.09m x 2.84m)

Double glazed window to the front aspect, double radiator, textured ceiling with coving, storage cupboard, built in wardrobe.

### Bedroom Two

11' 2" x 5' 6" (3.40m x 1.68m)

Double glazed window to the rear aspect, textured ceiling with coving, radiator, stained floor boards.

### Family Bathroom

10' 7" x 5' 8" (3.22m x 1.73m)

Frosted double glazed window to the rear aspect, textured ceiling with coving, radiator, dado rail, partial tiled to walls. A suite consists of toilet, pedestal wash hand basin, shower cubicle, corner bath with attached taps, shower screen.

### Rear Garden

To the rear there is an enclosed rear garden with a patio area, artificial grass, block shed for storage.



## Tenure - Freehold

Please check the tenure with your solicitor.

## Council Tax – B

## Energy Performance Certificate

Current - 81 - B Potential - 85 - B Total Floor Area 67 square metres Certificate Number - 0600 - 4038 - 0722 - 7124 - 2473 Valid until 27 April 2033 Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

## Viewing by appointment with the selling agents.

Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via the virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the process. Please respect the procedures in place at this time.

## 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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