



Spring Gardens North, Skewen
Neath, Neath Port Talbot SA10 6AL

Offers in the Region Of £99,950

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

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

Abbey Residential Agents are proud to offer for sale by private treaty this three bedroomed end terraced family home in a row of three homes situated on a no through road in sought after village location of Skewen.

Close proximity to the local shops, amenities in Skewen. Good road links into Neath and towards the M4. Vacant Possession with No Onward Chain. This home requires updating which is reflected in the marketing price.

To the ground floor there is an entrance porch, lounge, dining room, kitchen. To the first floor there are three bedrooms and a family bathroom. The garden is to the front and side of the home.

Entrance

via side pvc door into the storm porch.

Porch

Two double glazed window to the front aspect. Door into the lounge/diner.

Lounge/Diner

23' 4" x 12' 2" (7.11m x 3.71m)

Double glazed window to the front aspect, double radiator, textured ceiling with coving, radiator. Gas fire in a feature surround. Door into the dining room.

Dining Room

11' 6" x 9' 6" (3.50m x 2.89m)

Frosted double glazed window to the side aspect. Window to the kitchen. Radiator. Textured ceiling with coving. Textured ceiling with coving. Secluded staircase to the first floor. Storage cupboard. Door into the kitchen.

Kitchen

6' 0" x 20' 2" (1.83m x 6.14m)

Frosted leaded double glazed window to the side aspect. Half frosted pvc door door to the front

aspect. Radiator. Tounge and groove to one section of the ceiling. A range of wall and base units inset sink unit, cooker area.

First Floor Landing

Textured ceiling, double radiator, access to the loft. Frosted double glazed window to the rear aspect.

Bedroom One

11' 0" x 9' 10" (3.35m x 2.99m)

Double glazed window to the rear aspect, radiator.

Bedroom Two

12' 5" x 6' 0" (3.78m x 1.83m)

Double glazed window to the front aspect, radiator. Front views looking up the Neath Valley.

Bedroom Three

9' 9" x 6' 0" (2.97m x 1.83m)

Double glazed window to the front aspect, radiator.

Family Bathroom

8' 7" x 7' 0" (2.61m x 2.13m)

Frosted internal pane. textured ceiling with coving, radiator. A suite consists of a panelled bath, toilet,



pedestal wash hand basin, shower over the bath, xpelair, linen cupboard housing Ideal Logic boiler.

Garden

To the front there are two entrance pathways, two sections laid to lawn, gravel area. To the side of the home there is a patio area giving an access door into the kitchen.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - A

Energy Performance Certificate

Our energy assessor is carrying out the report.

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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