



23 Christopher Road, Neath, SA10 6LD

Price £124,999

Situated on a level location within the village of Skewen where all amenities and facilities can be found, close to local schools, easy access for the M4 motorway and a short drive from Neath town centre, a mid terrace spacious family home in need of some modernisation but offers lots of potential. Accommodation over 2 floors to include entrance porch, hallway, through lounge/dining room, kitchen to the ground floor with 3 double bedrooms and dressing room to the first floor. Externally, there is a good size rear garden with garage which would need taking a small wall to use. Offers vacant possession.

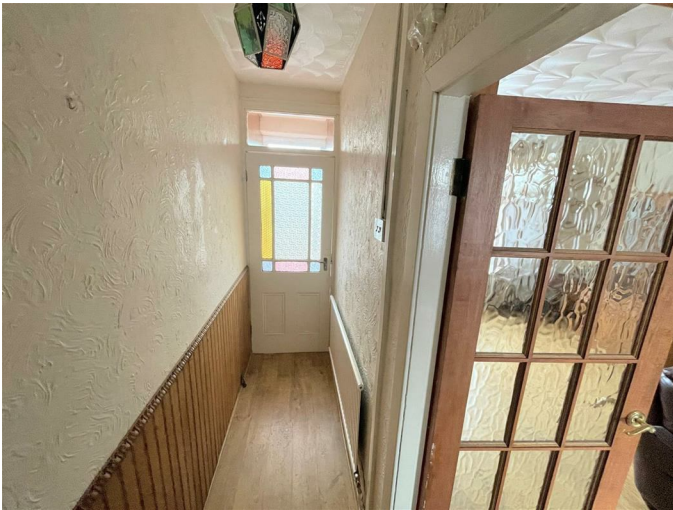
Main dwelling



Porch 4'0" x 2'8" (1.224 x 0.832)

Entrance door into porch, glass panel door into hallway.

Hallway 16'0" x 2'10" (4.891 x 0.875)



Stairs to first floor, laminate flooring and radiator.

Open plan lounge/dining room 22'4" x 12'0" (6.820 x 3.677)



Spacious room with stone fire surround, laminate flooring, built-in-cupboard, open-plan to dining room, window to front and rear and two radiators.



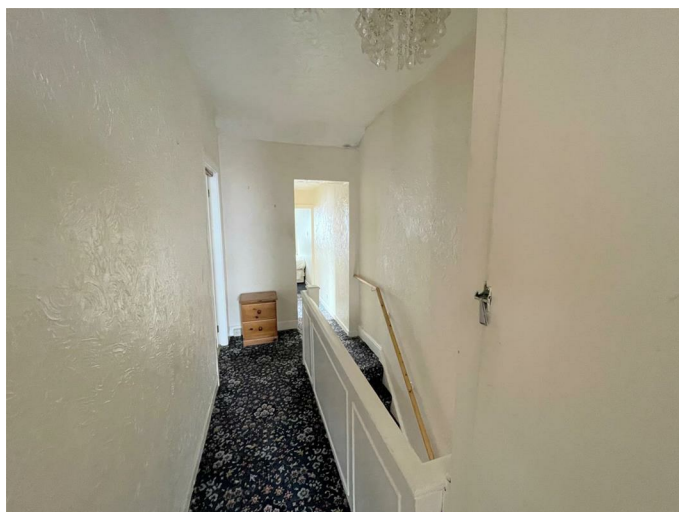


Kitchen/breakfast room 18'4" x 8'2" (5.602 x 2.503)



Extended kitchen/breakfast room, fitted with ample base and wall units with Oak fronted doors and glass display units, room for fridge freezer, space for washing machine, understairs cupboard, wall mounted gas boiler, window to side and rear and radiator.

**Landing 18'5" x 5'8" narrowing tp 2'5" (5.623 x 1.736
narrowing tp 0.747)**



Cupboard.

Dressing room 9'11" x 6'4" (3.037 x 1.951)



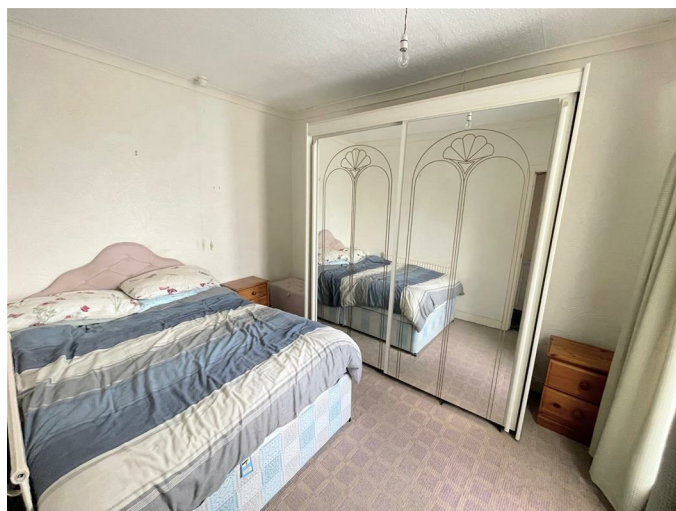
Accessed through to the main bedroom.

**Bedroom one/dressing room 10'7" x 8'5" (3.239 x
2.578)**



This main bedroom has been split for the vendors to use as a dressing room which could easily be removed to go back to the original layout.

Bedroom two 11'4" x 8'7" (3.478 x 2.635)



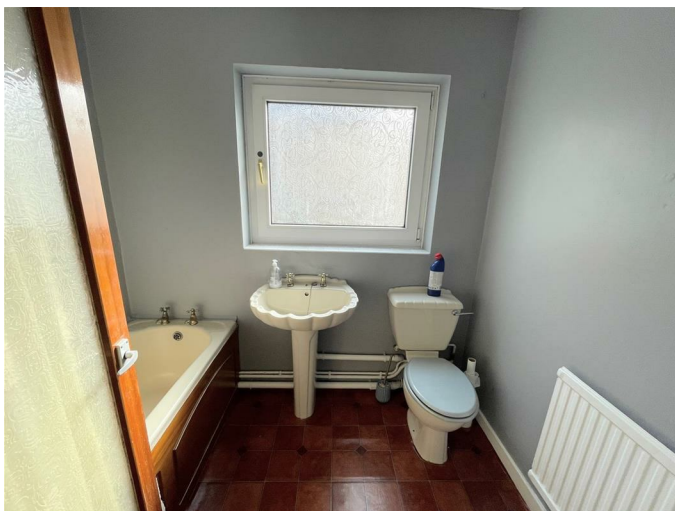
Double room with window to rear and radiator.

Bedroom three 10'2" x 8'2" (3.105 x 2.507)



Double room with built-in-cupboard, window to rear and radiator.

Bathroom 7'6" x 5'8" (2.309 x 1.744)



Fitted suite to include; panel bath, low level WC, pedestal wash hand basin, window to side and radiator.

Rear garden



Enclosed long rear garden with wall, patio area and lawn with rear lane access,



Out building/garage



There is a small wall in front of garage, as vendors were not using the garage but this could easily be taken down and re-used as a garage.

Street view



Local attractions near Neath town



Council tax

Band: C

Annual Price:

£1,788 (avg)

Conservation Area : No

Flood Risk: Very Low

Agent notes

Property is currently unregistered though deeds are with Solicitors.

Floor Plan



Total area: approx. 132.3 sq. metres (1424.3 sq. feet)
Our floorplan measurements are not to be relied upon these are for brief layout only
Plan produced using PlanItUp.



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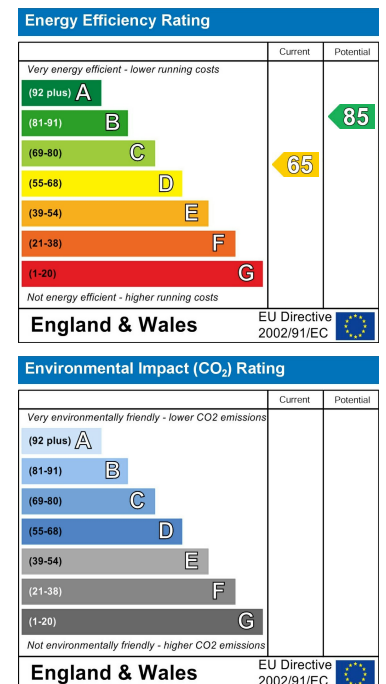


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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.