



Dynevor Road, Skewen,  
Neath, Neath Port Talbot, SA10 6<sup>TH</sup>.

Offers in the Region Of £185,000



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

If you are interested in this home, please call us to arrange a viewing of the home.

Abbey Residential Agents are proud to offer for sale by private treaty this refurbished, three bedrooms semi-detached situated on Dynevor Road, Skewen.

This family home has been fully refurbished to a high standard of finish. A light and airy home with a fully equipped fitted kitchen and a good size rear garden. We strongly recommend internal viewing of this home.

A short distance to the shops, cafes and independent shops located in Skewen. Good road links into Neath and access road to the M4.

To the ground floor there is an entrance hall, lounge with french doors leading into the rear garden, dining room, modern fitted kitchen with appliances. To the first floor there are three bedrooms and a shower room. Externally there are front and rear gardens.

### Entrance

via pvc door into the entrance hall.

### Hall

Tiled floor. Frosted double glazed window to the side aspect. Doors to the ground floor rooms. Radiator. Plain plastered ceiling. Staircase to the first floor.

### Lounge

13' 2" x 10' 2" (4.01m x 3.10m)

Double glazed bay window to the front aspect, radiator, laminated flooring, plain plastered ceiling.

### Dining Room

12' 8" x 9' 2" (3.86m x 2.79m)

Double glazed french doors leading into the rear garden, radiator, plain plastered ceiling, laminated flooring.

### Kitchen

15' 4" x 6' 8" (4.67m x 2.03m)

Double glazed window to the rear aspect, half glazed pvc door into the rear garden. Tiled floor. Radiator.

A range of fitted wall and base units inset Belfast sink, wine rack, concealed cupboard housing Alpha boiler, breakfast bar area. Integrated washing machine. Lamona electric hob, oven and extractor fan. Brick effect tiled splash backs. Plain plastered ceiling.

### First Floor Landing

Access to the loft, plain plastered ceiling, doors off to the first floor rooms.

### Bedroom One

11' 9" x 9' 3" (3.58m x 2.82m)

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

### Bedroom Two

11' 7" x 11' 1" (3.53m x 3.38m)

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

### Bedroom Three

7' 5" x 7' 0" (2.26m x 2.13m)

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



### **Shower Room**

6' 6" x 5' 8" (1.98m x 1.73m)

Frosted double glazed window to the rear aspect, plain plastered ceiling, vinyl flooring. Half tiled to walls, radiator. A suite consists of pedestal wash hand basin, shower cubicle, toilet.

### **Garden**

To the front there is a walled frontage with an entrance gate leading to the pathway, slated low maintenance garden. Side gate leading into the rear garden. To the rear there is an outbuilding, patio area and an enclosed laid to lawn of a reasonable size.

### **Council Tax - C**

### **Tenure - Freehold**

Please check the tenure with your solicitor.

### **Energy Performance Certificate**

Current - 69 - C Potential - 84 - B - Total Floor Area 75 square metres. Certificate Number 9710-0089-1102-0603-0706 Valid until 2nd July 2031. Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)



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

Please contact ourselves to arranging a viewing of the home.

### **Disclaimer**

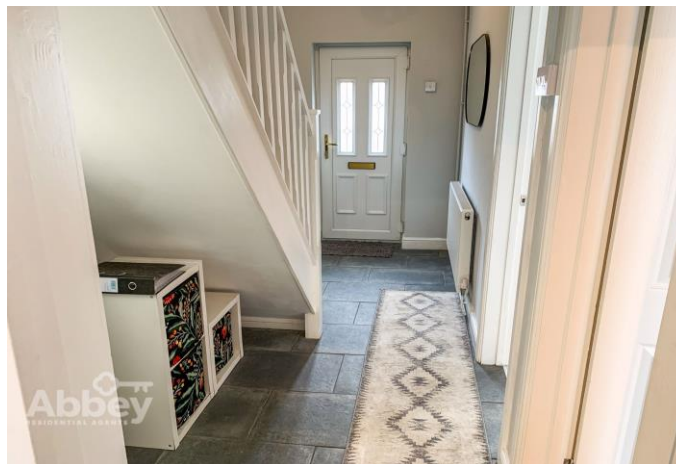
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons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

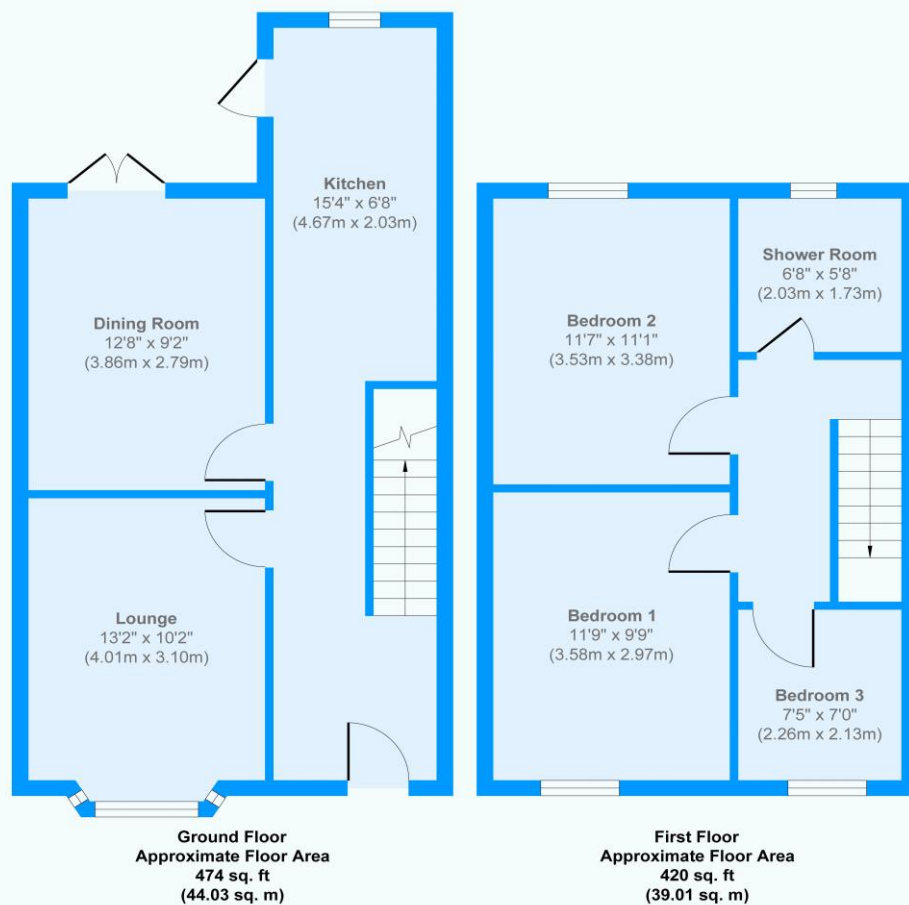








**Dynevor Road, Skewen, SA10 6TH**



Abbey Residential Agents Office  
Tel: 01639 641994

3 Old Town Hall New Street Neath Glamorgan SA11 1RT  
enquiries@abbeyresidentialagents.co.uk  
www.abbeyresidentialagents.co.uk