



Cae Morfa, Skewen,  
Neath, Neath Port Talbot, SA10 6EE.

Offers in the Region Of £220,000



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

Abbey Residential Agents are proud to offer for sale by private treaty this well presented three bedroom semi detached family home on this modern development in Skewen.

This home is offered with vacant possession with no onward chain. We strongly recommend internal viewing of this family home to avoid any disappointment.

Close to the local shops, schools and amenities in Skewen. Good road links into Skewen and good access point to the Junction 43, Llandarcy of the M4.

The accommodation consists to the ground floor of an entrance hall, cloakroom, lounge, kitchen/diner with doors opening into the rear garden. To the first floor there are three bedrooms and a well appointed family bathroom. Externally there are front and rear gardens. Allocated parking for two vehicles in the parking area.

### Entrance

via feature front door into the hall.

### Hall

Tiled floor. Radiator is covered. Open to the lounge.

### Cloakroom

Frosted double glazed window to the front aspect, radiator. A suite consists of pedestal wash hand basin with tiled splash backs, push button toilet. Tiled floor.

### Lounge

15' 9" x 15' 0" (4.80m x 4.57m)  
Double glazed window to the front aspect, plain plastered ceiling, laminated flooring. Two radiators. Open plan staircase to the first floor. Door into the kitchen/diner.

### Kitchen/Diner

8' 2" x 15' 0" (2.49m x 4.57m)  
Double glazed window to the rear aspect. Double glazed french doors opening into the rear garden. Plain plastered ceiling. Under stairs cupboard. Tiled floor. Radiator. Space for a table and chairs. A range

of fitted wall and base units inset stainless steel sink unit, space for a fridge/freezer. Inset electric oven, hob, extractor fan, glass splash back above the hob. Gas boiler situated in the wall unit cupboard.

### First Floor Landing

Access to the loft. Doors off to all the first floor rooms.

### Bedroom One

13' 2" x 8' 3" (4.01m x 2.51m)  
Double glazed window to the front aspect. plain plastered ceiling, radiator.

### Bedroom Two

10' 8" x 8' 7" (3.25m x 2.61m)  
Double glazed window to the rear aspect, plain plastered ceiling, radiator.

### Bedroom Three

12' 6" x 6' 8" (3.81m x 2.03m)  
Double glazed window to the front aspect, plain plastered ceiling, radiator, storage cupboard.



### **Family Bathroom**

5' 8" x 6' 2" (1.73m x 1.88m)

Frosted double glazed window to the rear aspect, tiled floor. A well appointed family bathroom with push button toilet, vanity unit inset sink unit. Chrome towel rail, panelled bath, shower over the bath, shower screen. Fully tiled to walls.

### **Garden**

To the front there is an area laid to lawn with a side shared pathway leading into the rear garden. To the rear there is an enclosed rear garden of an area laid to lawn with a patio area.

### **Allocated Parking**

Two allocated spaces named 47 in the parking area.

### **Tenure - Leasehold**

We have been advised by our vendor that the home is leasehold with the lease commencing 14 years ago with a 150 year lease with a charge of £150 per annum to Leeder Property Management.

### **Council Tax – C**

### **Energy Performance Certificate**

Our assessor is undertaking the report.

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

Please contact us 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.

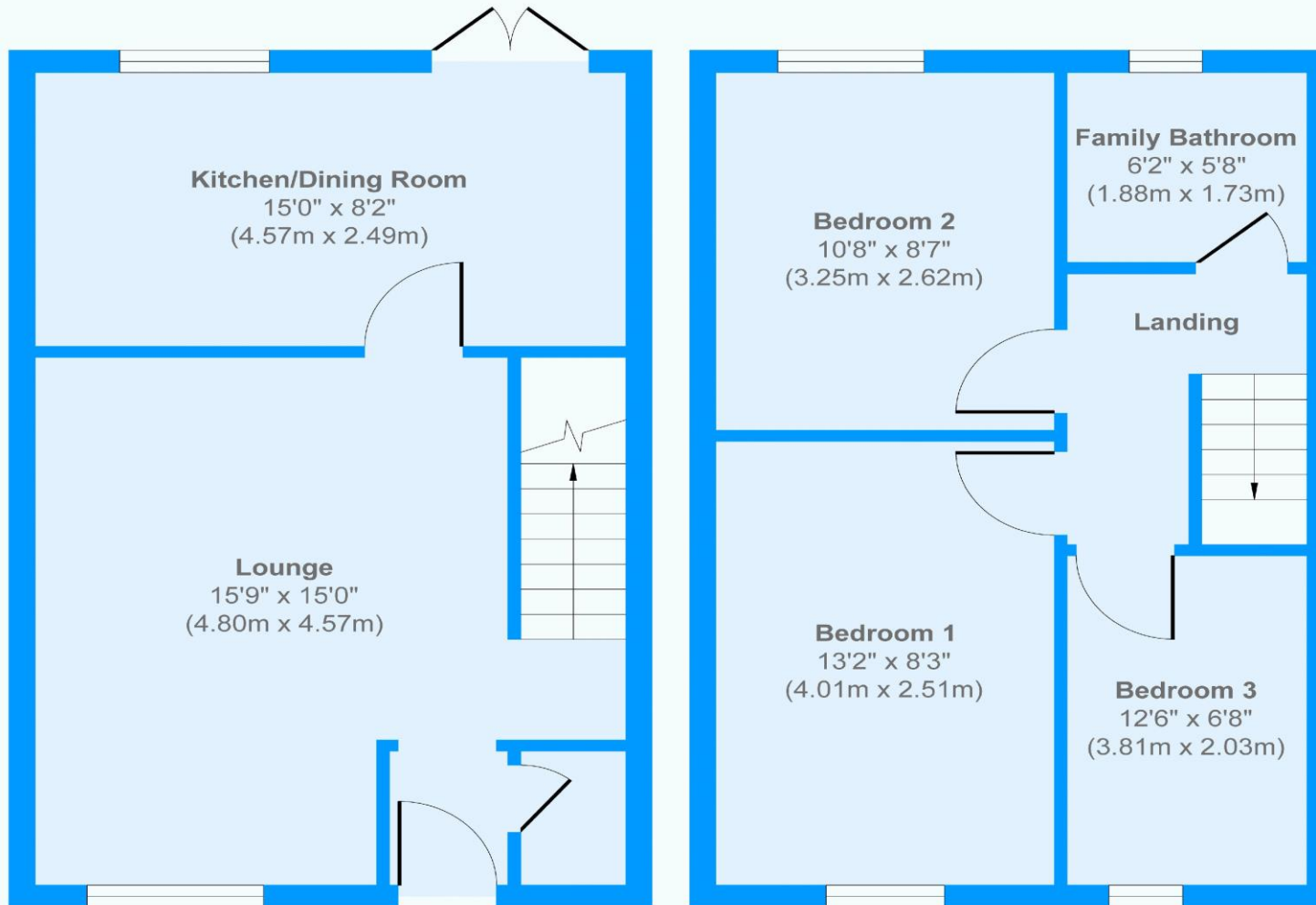








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