



Tennant Grove, Skewen,
Neath, Neath Port Talbot, SA10 6ES.

Offers in the Region Of £205,000

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

If you are interested in this home, please call us verbally.

Abbey Residential Agents are proud to offer for sale this well-proportioned two-bedroom semi-detached bungalow set on a select development in Tennant Grove, Skewen. In our opinion we would strongly recommend early viewing to avoid any disappointment of this home. Vacant Possession with No Onward Chain. Close proximity to the local shops and amenities in Skewen. A short distance to Skewen Park and good road access to the M4 Junction at Llandarcy.

The accommodation consists of an entrance hall, lounge overlooking the front of the home, modern fitted kitchen/diner overlooking the rear of the home, two bedrooms and a well appointed shower room. Externally there are front and rear gardens. Ample driveway off road parking.

Entrance

via front door into the hall.

Hall

Radiator, plain plastered ceiling, laminated flooring, access to the loft, cupboard housing radiator. Two cupboards for storage.

Lounge

11' 1" x 13' 11" (3.38m x 4.24m)

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

Kitchen/Diner

13' 1" x 11' 11" (3.98m x 3.63m)

Double glazed window to the rear aspect. Frosted pvc door to the side aspect. Plain plastered ceiling with spot lights. A range of fitted wall and base units inset stainless steel sink unit, hob, oven, extractor fan. Integrated fridge/freezer. Brick effect tiled splashbacks. Space for a dishwasher. Plumbed for a washing machine. Cupboard housing logic boiler.

Bedroom One

12' 0" x 10' 11" (3.65m x 3.32m)

Double glazed window to the rear aspect, television point, radiator, plain plastered ceiling, fitted wardrobes.

Bedroom Two

12' 2" x 11' 1" (3.71m x 3.38m)

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

Shower Room

6' 4" x 6' 8" (1.93m x 2.03m)

Frosted double glazed window to the rear aspect. Plain plastered ceiling with integrated spot lights. Tiled floor. Chrome towel rail. Shaver point with light. A suite consists of walk in shower area, push button toilet. Vanity unit inset sink unit with tiled splash backs. Tiled to the shower area.



Garden

To the front there are shrubs, gravel front. Brick paviour driveway to the side of the home. Gate to the side of the home leading into the rear of the home. To the rear there is a patio area and enclosed laid to lawn with shrubs.

Leasehold

This home is leasehold which commenced 125 years from 25 December 2011. The vendor is confirm the ground rent per annum.

Council Tax - C

Energy Performance Certificate

Current - 83 - B Potential - 96 - A Total Floor Area 71 square metres Certificate Number - 2998 - 6037 - 7398 - 5298 - 8970 Valid until 20 August 2028 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

Please contact us to arrange a viewing of the home.

Disclaimer

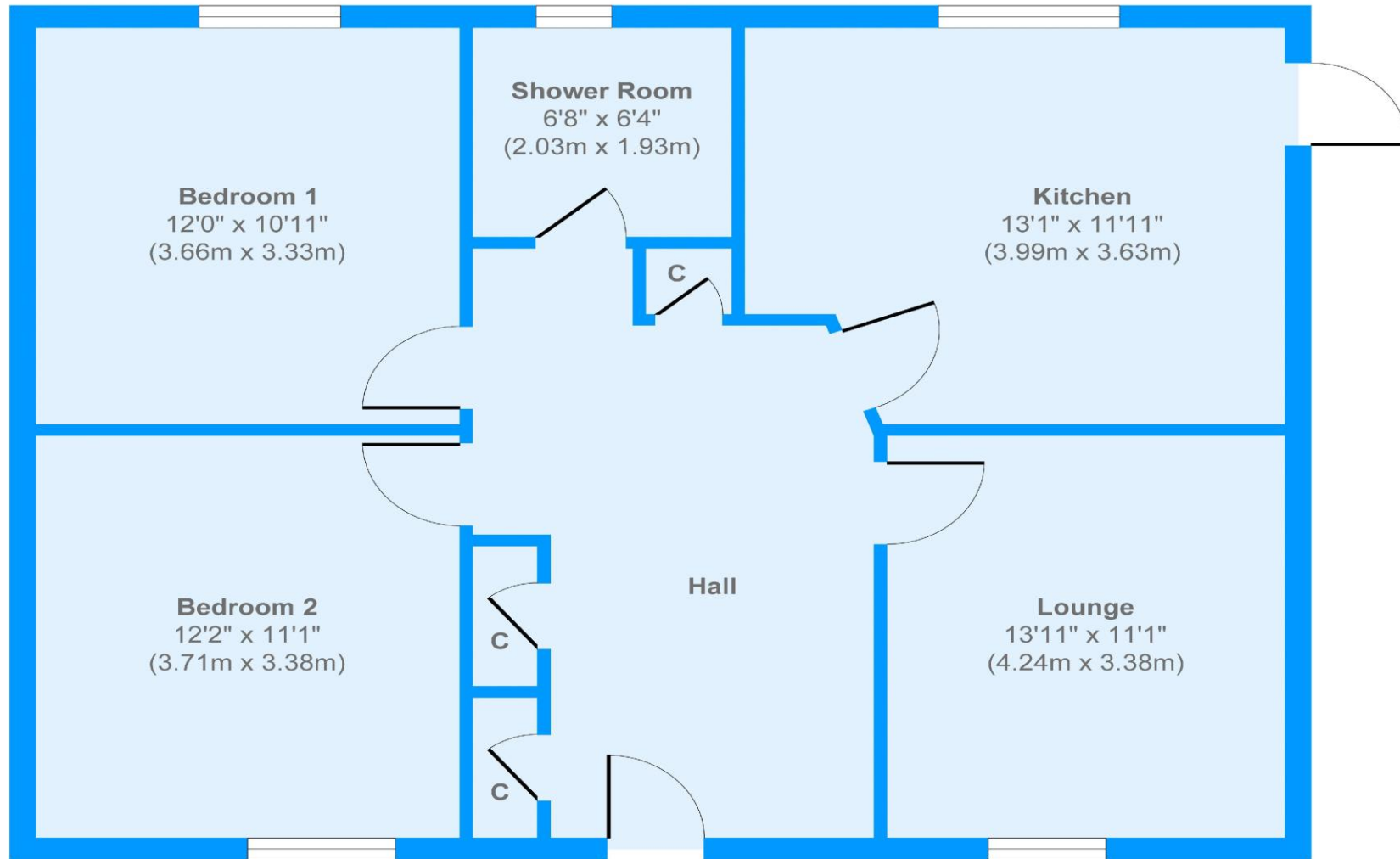
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons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

Approx. Gross Internal Floor Area 788 sq. ft / 73.20 sq. m

Produced by Elements Property



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