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9 Newall Road
Skewen, Neath, SA10 6ST

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Asking price **£125,000**

A three bedroom terraced property located in the desirable village of Skewen nearby to local amenities, the A465 and offering an abundance of potential.

A three bedroom terraced family home

Situated in Skewen nearby to local shops, cafes and restaurants

Conveniently located in proximity to Skewen train station, bus routes and the A465

Family bathroom featuring a four piece suite to the first floor

Kitchen with matching base and wall mounted units

Large and light open plan reception room

Generously sized garden located at front of property

Off road parking via freestanding at end of garden

Ideal purchase for a first time buyer or investor

Viewings highly recommended





Entering the property via access from the rear lane, a half height wooden gate provides access to a set of concrete steps that lead to the rear UPVC door. The rear of the property also benefits from an external tap.

From the rear door, the kitchen is located and is fitted with a matching range of base and wall mounted units with a black laminate work surface over, space for up to two appliances under and a free standing American style fridge freezer. There is an integrated oven and electric conduction hob with a stainless steel sink and drainer below a large UPVC window and to the floor a wood effect vinyl flooring. The kitchen provides access to the open plan reception room.

The reception room is separated in to two rooms via a small step up to the front reception room. The front of the reception room has a large UPVC window overlooking the garden and has a grey carpet to the floor. The remaining reception room is fitted with a wood effect vinyl flooring that flows through from the front UPVC door. The reception room also benefits from a log burner style fireplace with ornate mantelpiece and fire surround. The reception room provides access to the stairway leading to the first floor accommodation and door leading to the rear garden.

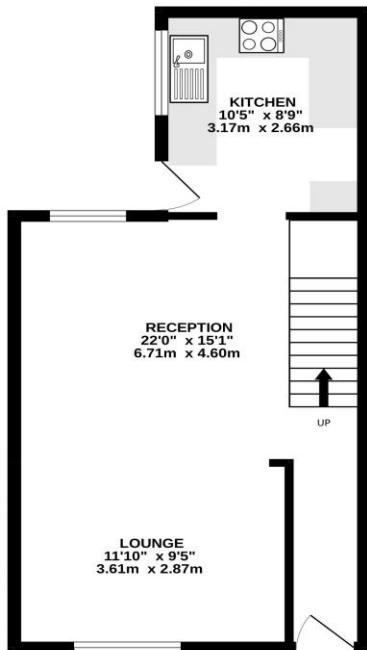
To the first floor, the carpeted landing area gives access to three bedrooms and a family bathroom. Bedroom one and three are located at the front of the property and have two UPVC windows overlooking

the garden. Bedroom three is located at the rear and has a UPVC window that allows light to flow into the space. All bedrooms benefit from carpet flooring throughout. Bedroom one and two are double rooms with bedroom three being a good sized single room.

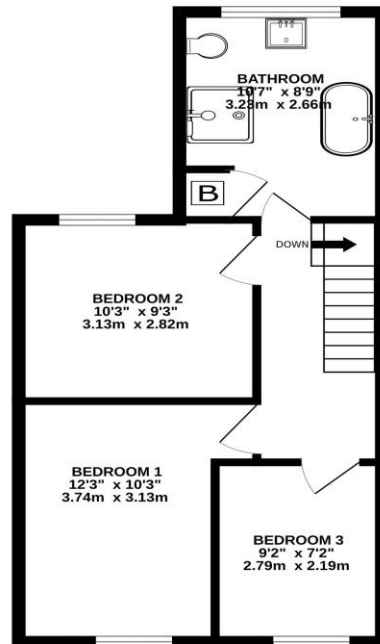
The family bathroom is located at the rear and features a matching four piece suite comprising of a free standing bath, shower cubicle, counter top wash hand basin and low level W/C. The bathroom also benefits from a wood effect vinyl flooring, an obscure glazed window and airing cupboard that houses the boiler.

The garden is located at the front of the property and is made up of two tiers. The majority of the generously sized garden is a lawned area with steps that lead up to a wooden half height gate providing access to a stone patio and artificial lawn. The patio area then leads to the front UPVC door. At the end of the garden, there is a concrete freestanding for convenient offroad parking at the property.

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

SATNAV USERS: SA10 6ST

Tenure

Leasehold

Services

All mains services

Council Tax Band B

EPC Rating D

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)			
33 Alfred Street NEATH SA10 6ST	D	Valid until: 28 February 2028 Certificate number: 2028-8084-7382-2979-8884	
Property type	Mid-terrace house		
Total floor area	81 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-requirements) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-requirements>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
35-54	E		
21-34	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

