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23 New Road
Skewen, Neath, Neath Port
Talbot, SA10 6UT

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Asking price **£160,000**

A deceptively spacious two bedroom cottage style terraced home situated in the heart of Skewen nearby to local amenities and with the benefit of an additional living space via an annex to the rear.

A well maintained two bedroom terraced home

Situated in the village of Skewen, Neath

Nearby to local amenities such as shops, restaurants and pubs

Convenient commuter access to the A465, M4 motorway, Skewen Train Station and local bus routes

Spacious open plan kitchen/diner

Two reception rooms to the front and rear of the property

Two bedrooms to the first floor with separate W/C

Modern family bathroom to ground floor

Rear annex suitable for multi generational living

Off-road parking for one car accessibly via rear lane





To the front of the property, a half height wall and half height iron gate encloses the front garden which has pavings laid to the floor. Upon entering the property via a UPVC door, a part tiled entrance hallway provides access to the lounge and kitchen/diner via steps down.

The lounge features a UPVC window overlooking the front garden and carpet laid to the floor. There is a stone work feature wall with arched alcove space either side of the chimney breast which houses the log burner with an oak beam mantelpiece above. There is also an obscure glazed window that allows light to flow through to the kitchen/diner area.

The open plan kitchen/diner is accessed via steps down to the room. The kitchen/diner benefits from wooden flooring throughout and a half height partition that divides the two sections of the room. The dining room features a fireplace with shelving to one alcove and a built in bench to one wall. There is also access provided to an under the stairs storage cupboard and staircase that leads to the first floor accommodation. The kitchen features a range of matching base and larder units with a wood effect laminate worksurface over. There is a stainless steel sink and drainer below a window that overlooks the second reception room

and space for a fridge/freezer and range cooker. The kitchen also benefits from two skylights that allow light to flow through the room.

The kitchen provides access to the second reception room which is located at the rear of the property. The reception room features cream tiled flooring throughout with half height painted wooden panelling to one wall. There is a built in day bed with UPVC windows to the rear and side of the room. The reception room provides access to the family bathroom and the rear garden.

The family bathroom features a matching four piece suite comprising of a panel bath, walk in shower cubicle, wash hand basin on vanity unit and low level W/C. There are grey tiles to the floor and walls with a textured border tile around the room. The bathroom also benefits from a sky light that allows light to flow through the room.

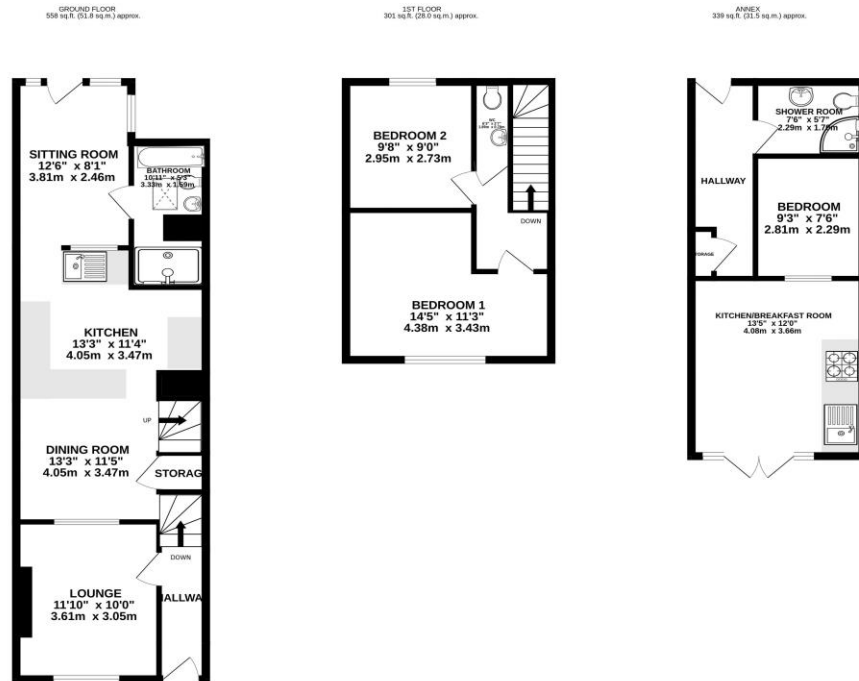
To the first floor, the carpeted landing area provides access to two bedrooms and cloakroom. The master bedroom is located at the front of the property and features carpet laid to floor and a UPVC window overlooking the front garden. The second bedroom is located at the rear of the property and also features carpet laid

to floor and has a UPVC window overlooking the rear garden. Both bedrooms are large enough to fit a double bed in each. The cloakroom features a wash hand basin on vanity unit and low level W/C with a tile effect vinyl flooring below.

To the rear of the property, the enclosed garden area is made up of a decking area with a timber frame shed and pergola. The garden benefits from an external water tap and access to a utility space which has room for up to three appliances. A wooden gate to the end of the concrete garden path leads onto the entrance of the annex.

Double French patio doors provide access to the kitchen/lounge area which benefits from a range of matching wood effect units with a laminate worksurface over. There is space for up to one appliance and an integrated oven and hob. The kitchen also benefits from a stainless steel sink and drainer with a subway tile splashback above. To the kitchen area there is a stone effect flooring and the remainder of the room is laid to carpet. The kitchen/lounge provides access to the hallway which leads to a bedroom, shower room, storage cupboard and rear UPVC door that follows out to the rear lane parking space.

The bedroom is large enough to house a double bed and features a decorative window through to the kitchen/lounge and has carpet laid to the floor. The shower room features a matching three piece suite comprising of a corner shower cubicle, wash hand basin on top of a vanity unit and low level W/C. There is an obscure glazed window to the side and grey tiled flooring with white tiles to the wet areas of the shower room.



TOTAL FLOOR AREA: 1198 sq ft (111.3 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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 6UT

Tenure

Freehold

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) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 23, New Road Neath SA11 1EUT | Energy rating D | Valid until: 8 October 2027 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Certificate number: 9649-2866-6001-9903-0041 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property type | Mid-terrace house | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total floor area | 89 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-guidance). | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Energy rating and score | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| This property's energy rating is D. It has the potential to be B. | The graph shows this property's current and potential energy rating. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| See how to improve this property's energy efficiency. | 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. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-101</td> <td>A</td> <td></td> <td>→</td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td>→</td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td>→</td> </tr> <tr> <td>55-68</td> <td>D</td> <td>←</td> <td>→</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td>→</td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td>→</td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td>→</td> </tr> </tbody> </table> | Score | Energy rating | Current | Potential | 92-101 | A | | → | 81-91 | B | | → | 69-80 | C | | → | 55-68 | D | ← | → | 39-54 | E | | → | 21-38 | F | | → | 1-20 | G | | → | For properties in England and Wales: the average energy rating is D the average energy score is 60 | |
| Score | Energy rating | Current | Potential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 92-101 | A | | → | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 81-91 | B | | → | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 69-80 | C | | → | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 55-68 | D | ← | → | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 39-54 | E | | → | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21-38 | 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.

