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herbert r thomas

11 Penlan Road
Skewen, Neath, Neath Port
Talbot, SA10 6RN

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Asking price **£160,000**

A well maintained three bedroom terraced home situated in the village of Skewen, nearby to local amenities, being sold with no ongoing chain and an ideal purchase for a first time buyer.

A well maintained three bedroom terraced property

Nearby to local amenities within the village of Skewen

Convenient commuter access to the A465 and M4 Motorway

Being sold with no ongoing chain

Kitchen with separate utility space

Family bathroom and ground floor cloakroom

Large enclosed rear garden with decking and lawned areas

5 year old gas combination boiler

Ideal purchase for a first time buyer

Viewings highly recommended





To the front of the property, a half height wall and iron gate enclose the front garden which is made up of a patio area and steps that lead up to the front UPVC door.

Upon entering the property, the hallway provides access to the large open plan reception room and stairway leading to the first floor accommodation. The hallway benefits from a tile effect vinyl flooring.

The spacious reception room is split into two sections, the front benefits from a UPVC window overlooking the front garden and the rear part of the room benefits from providing access to an under the stairs storage cupboard. The reception room features built in storage shelves and provides access to the kitchen.

The kitchen features a range of matching base, larder and wall mounted units with a laminate work surface over. The kitchen benefits from an integrated oven and gas hob as well as a stainless steel sink and drainer with a swan neck mixer tap. There are red subway tiles to the walls above the work surface and a large UPVC window overlooking the rear garden. The kitchen also features a breakfast bar area and provides access to the utility room and rear garden via a part glazed UPVC door. The utility room provides space for a

washer/dryer and leads on to a cloakroom. The cloakroom features a wall hung corner sink and low level W/C with two UPVC windows overlooking the rear garden area. The kitchen, utility room and cloakroom all benefit from matching tile effect vinyl flooring.

To the first floor, the carpeted stairs and landing provide access to three bedrooms and the family bathroom. Bedrooms one and three both feature matching carpet laid to the floor with UPVC windows overlooking the front garden. Bedroom two features a grey wood effect vinyl flooring with a UPVC window overlooking the rear garden. Bedrooms one and two are generously sized double rooms with bedroom three being a good sized single room.

The family bathroom features a matching three piece suite comprising of a P-shaped panel bath with overhead shower, full pedestal wash hand basin and low level W/C. There is also a storage cupboard that houses the five year old Baxi gas combination boiler. The bathroom benefits from cream tiles to the walls of the wet areas, a grey tile effect vinyl flooring, modern chrome effect heated towel rail and two obscure glazed windows to the side of the room.

To the rear of the property, the garden is made up of two levels. The first level comprises of a decking area with spotlights around the perimeter. There is an external water tap and a side gate which provides access around to the front of the property when needed. Steps then lead up to the second tier of the garden which is laid majority to lawn and is a spacious area. This tier of the garden benefits from a large fixed washing line and a gate that provides access to the rear lane. The rear lane is accessible via a side footpath which is visible as you drive into the street to the left of the block of terraced houses.





Directions

SATNAV USERS: SA10 6RN

Tenure

Leasehold

Services

All mains services
Council Tax Band B
EPC Rating N/A



Viewing strictly by
appointment through
Herbert R Thomas

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herbert r thomas

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

**AWAITING
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