

Commercial

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## 184 New Road

Asking price **£160,000**

A spacious mid terraced commercial/residential premises situated in the centre of the village of Skewen

Mid Terraced  
Commercial/Residential  
Premises

Situated in the centre of  
the Village of Skewen

Ground Floor recently  
utilised as a  
hairdressing/beauty salon

First Floor two bedroomed  
flat



A spacious mid terraced commercial/residential premises situated in the centre of the village of Skewen close to local amenities a short travelling distance from the towns of Neath and Port Talbot, the City of Swansea, junctions 43 and 44 of the M4 motorway, the A465 Neath-Abergavenny trunk road, and all local centres of employment and recreation.

The ground floor has until recently been utilised as a hairdressing/beauty salon but could be suitable for a variety of commercial uses subject, if necessary, to any local authority planning consent being obtained.

The first floor two bedroomed flat has a separate access from the rear. The property has the benefit of gas central heating and the majority is double glazed.

The property is suitable for investment purposes.

**Accommodation:**

**Commercial Accommodation:**

**Ground Floor:**

**Salon:**

459ft² Central door, two display windows to front

Split level floor

Inset lighting

Reception Counter

8 stations with seats and mirrors,

2 backwash basins to rear with water heaters

Recessed store room

**Inner Hall:**

**Cloak room** with handbasin and WC Tiling to floor and walls

**Kitchen:**

5ft x 4.4ft 1.5 bowl sink unit Tiled floor

**Beauty Room:**

9ft x 6.7ft (maximum) Handbasin and recessed cupboard with boiler, plumbing for washing machine

**Rear Hall:** Door to rear exterior

**Residential Accommodation:**

**First Floor:** Flat accessed from rear door to

**Living Room/Kitchen:**

25.4ft x 9.6ft Part tiled floor, circular sink unit, built in electric oven and hob, fitted wall and base cupboards and drawer units, plumbed for automatic washing machine, boiler serving central heating and domestic hot water.

Half frosted glazed door to rear exterior.

**Inner Hall:**

**Storage cupboard**

**Front Bedroom:**

15.9ft x 7.5ft

**Front Bedroom:**

14.6ft x 5.5ft

**Shower Room**

Tiled floor walls part tiled, fitted pedestal wash hand basin, low level WC and shower, heated towel rail

**Externally:**

Forecourt, rear courtyard with Shed, leading to 2 vehicle parking spaces off rear

**Rating Assessment:**

Rateable Value: Ground Floor Salon £6,000. Small business rates relief currently applies – interested parties should make enquiries with Neath Port Talbot County Borough Council Business Rates Department to verify this information.





If newly built 22