



hrt
herbert r thomas

114 Bay View
Gardens
Skewen

Neath

SA10 6NF

hrt.uk.com

114 Bay View Gardens

Asking price **£160,000**

Positioned at the head of a quiet residential development on a generous corner plot and offering enviable rear rural views, is this spacious two bedroom split level semi detached property.

An ideal purchase for a first time buyer

A spacious two bedroom semi detached split level property

Situated at the head of a well regarded development within Skewen

Offering convenient commuter access to Jct 43 of the M4

Scenic rural views to the rear

Positioned on a generous corner plot benefitting from front, side and rear gardens

UPVC double glazing throughout

Driveway off road parking for one car



This very well maintained split level property is situated at the head of the popular Bay View Gardens development on the periphery of Skewen. Occupying a generous corner plot, the property is neatly tucked away off the roadside and boasts enviable scenic views to the rear.

The property is entered via a UPVC and glazed panel door to the side, into the ground level hallway.

The hallway features tiled flooring, gives access into the kitchen and shower room and has two fixed staircases, one leading to the first floor bedroom accommodation and the other to the lower floor reception room.

The kitchen is located to the front of the property. It has been fitted with a range of base and wall mounted units, with a butchers block effect work surface over. It offers space for a fridge/freezer, integrated electric oven with a four burner gas hob, contemporary extractor hood, splashback tiling, space for washing machine, Ceramic tiled flooring and a stainless steel sink unit positioned below a window to the front.

The shower room is also located to the front of the property. It has been recently upgraded to now provide a walk in double shower cubicle with contemporary rainfall shower head attachment, low level WC and a vanity wash hand basin with drawer storage. There is a continuation of the same flooring as the kitchen, a full glazed shower screen to one side and an obscure glazed window to the front.

To the lower ground, the impressive sized reception room benefits from a large box window to the rear, flooding the room with natural light and also provides far ranging rural views. The room features fitted carpet flooring, an ornate stone fire surround with matching hearth and gives access to a useful understairs storage area.

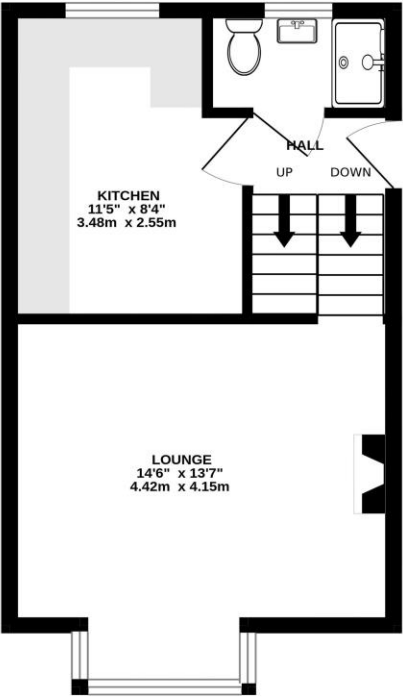
To the first floor, the landing area gives access to bedroom accommodation.

Bedroom one is a generous sized double bedroom featuring exposed floorboards and a window to the rear. Bedroom two is a well proportioned single bedroom featuring exposed floorboards and a rear window.

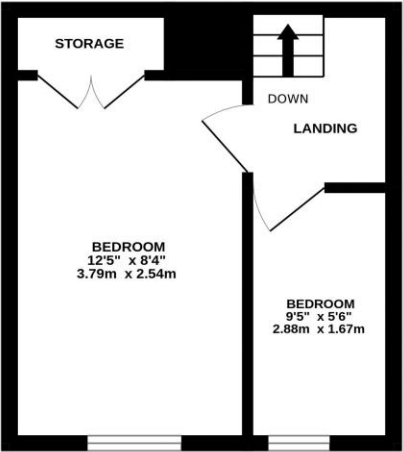
Externally the property is positioned on a larger than average corner plot and benefits from front, side and rear gardens. Ahead of the boundary gate, a level tarmac driveway provides off road parking for one car. A central pathway leading from the driveway continues through the front garden and around to the side of the property.

The front and side gardens are mainly laid to lawn, with a level paved patio area to the side. Positioned upon the patio area is a large timber summer house, ideal for storage. Beyond this, steps lead down to a second tier of garden and around to the rear. The second tier is slightly sloped and offers privacy with the added benefit of elevated rural views.

GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
210 sq.ft. (19.6 sq.m.) approx.





Directions

Sat Nav: SA10 6NF

Tenure

Freehold

Services

Water - Electric - Gas - Drainage

Council Tax Band B

EPC Rating D

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

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

hrt Est. 1926



3703, 32848

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
114 Bay View Gardens Neath SA11 1NF	Energy rating D	Valid until: 5 February 2035
		Certificate number: 4035-6022-7400-0065-6296
Property type	Semi-detached house	
Total floor area	53 square metres	

Rules on letting this property

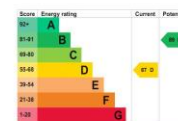
Properties can be let if they have an energy rating from A to E.

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) (<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.

[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

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.