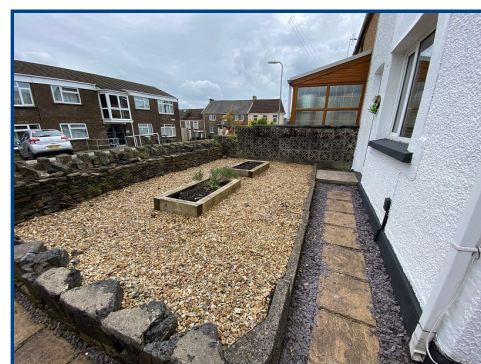
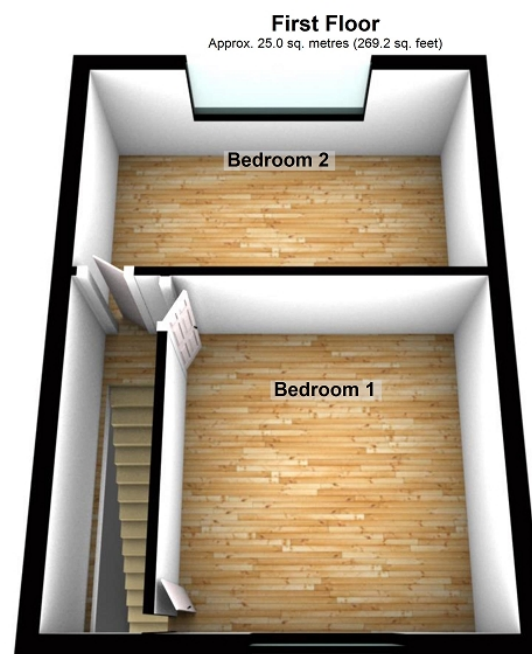
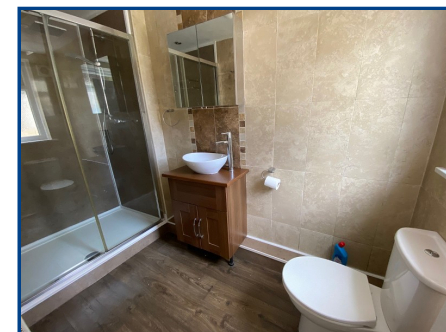


Total area: approx. 64.3 sq. metres (692.3 sq. feet)



**Queens Road
Skewen
Neath
Neath Port Talbot.**

Price **£152,000**



- SEMI DETACHED PROPERTY
- 2 DOUBLE BEDROOMS
- LOUNGE / DINING ROOM
- KITCHEN
- IMMACULATELY PRESENTED THROUGHOUT
- IDEAL FIRST PURCHASE
- CENTRALLY LOCATED
- NO CHAIN
- COUNCIL TAX BAND B

General Description

IDEAL FIRST PURCHASE!
Conveniently situated in Skewen Town Centre. Semi detached 2 Bedroom property, immaculately presented throughout. Call us today to book your viewing.....

EPC Rating: C70

Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

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Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Property Description

IDEAL FIRST PURCHASE!

Conveniently situated in Skewen Town Centre, semi detached 2 Bedroom property, immaculately presented throughout.

Property offers; Entrance to lounge / dining room, kitchen & shower room to the ground floor. 2 Double bedrooms to the 1st floor. Externally the property offers a low maintenance garden to front & rear. The property was renovated throughout a few years ago & benefits from gas central heating & double glazing throughout. Skewen has many local amenities, which are walking distance from this property, several shops, schools, take away's & restaurants, regular bus & rail service & good road links to the M4

corridor. Viewing is highly recommended to appreciate this beautiful home & convenient location. Call us today to view.....

Entrance to Lounge (19' 09" x 12' 08") or (6.02m x 3.86m)

Entrance to lounge, window to the front & side, staircase leading to the 1st floor.

Wooden mantel with free standing multi fuel fire on flagstone hearth, laminated flooring, storage cupboard housing electric meter, radiators.

Kitchen/Diner (11' 09" x 9' 09") or (3.58m x 2.97m)

A range of wall & base fitted units with breakfast bar, benefiting from gas hob with extractor fan above,

electric double oven, sink unit. Wall mounted gas central heating boiler, tiled for splash back, tiled flooring, window & door giving access to the rear garden.

Shower Room & WC (10' 05" x 4' 11") or (3.18m x 1.50m)

Frosted window to the rear, shower cubicle, vanity hand basin, low-level WC. Fully tiled walls, spotlights to the ceiling, laminated flooring, radiator.

First Floor Accommodation

Doors leading to.

Bedroom One (11' 04" x 10' 07") or (3.45m x 3.23m)

Window to the front, storage cupboard, radiator.

Bedroom Two (13' 07" x 7' 11") or (4.14m x 2.41m)

Window to the rear, radiator.

External

Loose stone frontage with side gated access leading to the rear garden. Enclosed low maintenance rear garden benefiting from paved seating area, with artificial grass.

Services

Mains gas, mains electricity, mains water, mains drainage

Tenure

Freehold

