



22 Llwyn Y Bryn, Skewen, Neath, Neath Port Talbot. SA10 6DZ



£167,500

Main Features

- Detached
- Two Reception Rooms
- Three Bedrooms
- Driveway & Garage
- Enclosed South Facing Garden
- Need A Mortgage? We Can Help!

General Information

Well presented family home! situated in the sought after area of Llwyn Y Bryn, Skewen. The property offers; entrance hall, spacious lounge with bay window, dining room and kitchen to the ground floor. To the first floor, three bedrooms and family bathroom. Externally the property benefits from a drive way and garage to front, with enclosed rear garden with patio and lawn area. Located close to Skewen Park and short distance from Skewen centre with all its local shops and amenities, it also has good road links to the M4 corridor and A465. Viewing is highly recommended to appreciate the property and its location.

Entrance Hallway

Entrance via double glazed front door, coving to ceiling, staircase to first floor, under stairs storage, laminate flooring.

Lounge

(8' 11" x 11' 07") or (2.72m x 3.53m)

Coving to ceiling, Upvc double glazed bay window to front, vertical blinds, radiator, laminate flooring. Opening to.

Dining Room

(8' 11" x 8' 03") or (2.72m x 2.51m)

Coving to ceiling, Upvc double glazed window to rear with extensive mountain views, vertical blinds, laminate flooring.

Kitchen

(11' 11" x 9' 05") or (3.63m x 2.87m)

Upvc window to rear, a range of modern wall/base fitted units in high gloss cream with complementary work surface and tiled splash back, Stainless steel one and a half single drainer sink with mixer tap, electric oven and hob with extractor fan, plumbing washing machine, radiator, tiled flooring. Door to exit.

FIRST FLOOR

Landing

Upvc window to side, access to loft (insulated light installed), airing cupboard housing gas combi boiler, fitted carpet.

Bedroom One

(11' 05" x 8' 04") or (3.48m x 2.54m)

Upvc window to front, a range of built in wardrobes with over head cupboards, radiator, fitted carpets.

Bedroom Two

(11' 06" x 8' 05") or (3.51m x 2.57m)

Upvc window to rear, offering mountain views, radiator, fitted carpet.

Bedroom Three

(8' 05" x 6' 02") or (2.57m x 1.88m)

Upvc window to front, storage cupboard with shelving, radiator, fitted carpet.

Bathroom

Upvc frosted window, modern white three piece suite, comprising of a p-shaped bath with over head shower and screen, low level wc, hand basin, tiled flooring.

EXTERNAL

Gardens

Driveway and single garage to front, with up and over door and power supply. lawn area with mature trees and shrubs, side access leading to an enclosed south facing garden with lawn and patio area, with mountain and surrounding area views.

Mortgage Advice

For a free no obligation mortgage review, please contact our Neath branch on 0330 056 3555 and ask to speak to one of our advisors. (fees may apply only on mortgage completion)

Points to note:

The property is currently leasehold although the Freehold will be bought on completion of sale.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

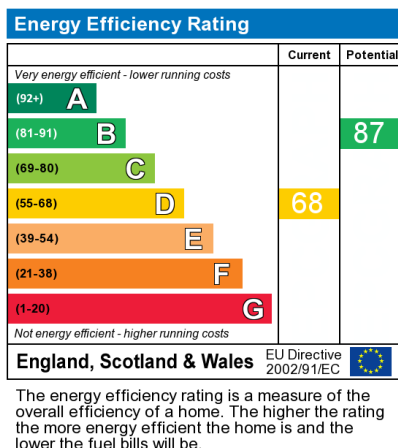
Current council tax banding D

Current heating type Gas

Tenure (To be confirmed) Not Specified







All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including £180,000 0% The portion over £180,000 up to and including £250,000 3.5% The portion over £250,000 up to and including £400,000 5% The portion over £400,000 £400,000 up to and including £750,000 7.5% The portion over £750,000 up to and including £1,500,000 10% The portion over £1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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