

Payton
Jewell
Caines



Oak Hill Park, Skewen, Neath, Neath Port
Talbot. SA10 6TQ

£159,950

PJC PAYTON
JEWELL
CAINES

Oak Hill Park, Skewen, Neath, Neath Port Talbot. SA10 6TQ

Two bedroom semi detached bungalow comprising kitchen, lounge, bathroom, two bedrooms, enclosed rear garden and off road parking. Gas combi boiler. Ideal retirement purchase or first time purchase. No onward chain.

£159,950

- Two bedroom semi detached bungalow
- Gas fired combination boiler
- Good off road parking
- Elevated position with views
- Well presented and maintained throughout
- Ideal retirement purchase or first time purchase



DESCRIPTION

Two bedroom semi detached bungalow comprising kitchen, lounge, bathroom, two bedrooms, enclosed rear garden and off road parking. Gas combi boiler. Ideal retirement purchase or first time purchase. No onward chain.

This well presented and maintained semi detached bungalow offers elevated views over Skewen and is within walking distance of all the local amenities with Skewen high street, shops and restaurants. M4 is approximately half a mile away and Neath Town Centre is a five minute drive. This would make an ideal retirement or first time purchase and sold with no onward chain.

Key features.

Freehold

Gas fired combination boiler

PVCu double glazed windows throughout

Good off road parking

No onward chain

KITCHEN (8' 8" x 8' 0") or (2.65m x 2.45m)

Access via part frosted glazed PVCu front door. Overlooking the rear via PVCu double glazed window with fitted roller blind. Central light fitting. Emulsioned walls. Skirting. Ceramic tiled flooring. A range of low level and wall mounted kitchen units with complementary roll top work surface and ceramic tiles to splash back. Inset sink with mixer tap and drainer. Space for cooker. Built in extractor hood. Plumbing for automatic washing machine. Space for under counter fridge and freezer. Wall mounted Worcester combination boiler. Doorway through:

LOUNGE (16' 9" x 10' 6") or (5.10m x 3.20m)

Overlooking the front via PVCu double glazed box bay window. Coved ceiling. Central light fitting. Emulsioned walls. Skirting. Fitted carpet. Wall mounted electric fire. Wall mounted shelving units.

REAR HALLWAY

Access to loft storage. Fitted storage cupboard with shelving.

BEDROOM 1 (13' 1" x 9' 4") or (4.0m x 2.85m)

Overlooking the front via PVCu double glazed window. Coved ceiling. Emulsioned walls. Skirting. Fitted carpet.

BEDROOM 2 (9' 8" x 5' 11") or (2.95m x 1.80m)

Overlooking the rear via PVCu double glazed window. Emulsioned walls. Skirting. Fitted carpet.

BATHROOM

Coved ceiling. Full height ceramic wall tiles. Ceramic floor tiles. Three piece suite in white W.C., wash hand basin and bath and over bath plumbed shower. Radiator. PVCu frosted glazed window to the rear. Wall mounted extractor. Wall mounted bathroom cabinet.




OUTSIDE

Open aspect front garden. Laid to lawn with side driveway which is suitable for parking two vehicles. Enclosed rear garden laid to patio with steps leading up to further elevated patio area. Enclosed with fence. Mature trees. Area covered in chip stones. Good sized external storage shed.

NOTES

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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