



Bethlehem Road, Skewen, Neath, Neath
Port Talbot. SA10 6AW

£109,995

PJC PAYTON
JEWELL
CAINES

Bethlehem Road, Skewen, Neath, Neath Port Talbot. SA10 6AW

A three bedroom extended semi detached house comprising, entrance hall, two reception rooms, MODERN KITCHEN/DINER, downstairs bathroom with separate w.c. three bedrooms, combination boiler and enclosed rear garden. OFFERED WITH NO ONGOING CHAIN.

£109,995 - Freehold

- Extended three bedroom semi detached house
- Two reception rooms
- Modern kitchen/diner
- Downstairs bathroom with separate w.c.
- Enclosed rear garden
- No ongoing chain, EPC-E



DESCRIPTION

A three bedroom semi detached house situated close to Skewen Park with its beautiful gardens and only a short distance from central Skewen with access to local shops, restaurants, Coed Ffranc Primary school and Queens Road Medical Centre. Good road links to the M4 corridor and A465 leading into neath Town Centre with all its amenities and facilities.

ENTRANCE

Via PVCu front door into the entrance hall.

ENTRANCE HALL

Skimmed ceiling, emulsioned walls, laminate flooring and radiator.

LOUNGE (10' 2" x 10' 2") or (3.10m x 3.09m)

Artexed and coved ceiling, emulsioned walls with one feature papered wall, recess wall with shelving and fitted carpet. Radiator and PVCu double glazed window to front of property. Archway into the second reception room.

RECEPTION ROOM 2 (13' 9" x 12' 9") or (4.19m x 3.88m)

Artexed and coved ceiling, emulsioned walls with one feature papered wall, two PVCu double glazed window to side of property and two radiators. Fitted carpet and stairs leading to the first floor. Door into kitchen/diner.

KITCHEN/DINER (12' 10" x 9' 10") or (3.92m x 2.99m)

Artexed and coved ceiling, emulsioned walls, laminate flooring and radiator. Ample space for dining furniture. Modern fitted kitchen comprising a range of wall and base units in high gloss white with glass display cabinet and complementary work surfaces. Tiled to splash back areas. One and half bowl stainless steel single drainer sink with mixer tap. Built in electric oven and gas hob with extractor hood. Plumbing for automatic washing machine and space for other appliances. PVCu double glazed window to side of property and door leading to inner passage.

INNER PASSAGE

Skimmed ceiling, emulsioned walls, tiled flooring, part panelled/part frosted double glazed door to the rear and two doors leading off.

BATHROOM (8' 2" x 8' 0") or (2.49m x 2.44m)

Skimmed and coved ceiling with inset ceiling lights, fully tiled walls and a continuation of the floor tiles. Two piece suite comprising pedestal wash hand basin and panelled bath with mixer shower tap and overhead electric shower, shower rail and curtain. Radiator and double door to storage cupboard housing the combination boiler with space above. Wood framed single glazed frosted glass window to rear.

SEPARATE WC

Skimmed ceiling, emulsioned walls, radiator, tiled flooring and low level w.c. Wood framed frosted single glazed window to rear.



LANDING

Artexed and coved ceiling, access into attic, emulsioned walls, fitted carpet and wrought iron balustrade. Cupboard with double doors and hanging rail and space above. Door into the attic space which is over the kitchen area, ideal for storage.

BEDROOM 1 (12' 2" x 8' 4") or (3.70m x 2.53m)

Skimmed and coved ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to rear of property.

BEDROOM 2 (11' 0" x 7' 4") or (3.36m x 2.23m)

Artexed and coved ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to front of property.

BEDROOM 3 (7' 9" x 6' 4") or (2.35m x 1.93m)

Artexed and coved ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to front of property.

OUTSIDE

The frontage is bound by wall and wrought iron decorative fencing with matching gate, footpath and step to front door. Stone gravel frontage for low maintenance.


The rear garden is enclosed and bounded by wall and wood panel fencing, paved patio area ideal for garden furniture and stone gravel to provide a low maintenance garden. Further patio area to side and side gate and double doors leading back to the front, potential off road parking and hardstanding.

DIRECTIONS

On entering Neath Abbey passing Tesco, continue into Skewen taking the first left turning onto Old Road, continue along taking a right turn which is a continuation of Old Road, immediate right onto Tabernacle Street, then sharp right onto Bethlehem Road where the property can be found.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	51	
(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.



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