

Serecold Avenue

Skewen

Neath

SA10 6ED Offers In Region Of £200,000



- DESIRABLE RESIDENTIAL LOCATION
- DETACHED DORMER STYLE BUNGALOW
- NEEDS FULL RENOVATION
- THREE/FOUR BEDROOMS
- TWO/THREE RECEPTION ROOMS
- SMALL BASIC KITCHEN

Ref: PRA13289

Viewing Instructions: Strictly By Appointment Only - Contact Neath Office - 01639 638581

General Description

INVESTMENT OPPORTUNITY...for this deceptively spacious three/four bedroom detached dormer style property. The accommodation further comprises of entrance hallway two/three reception rooms, basic kitchen and a basic bathroom. It is situated on a good size plot but is in need of total renovation and would ideally be suited to CASH BUYERS. It is to be sold with NO ONGOING CHAIN and viewing is highly recommended.

Accommodation

Entrance Hall

Stairs to the first floor.

Main Lounge (14' 0" x 12' 08") or (4.27m x 3.86m)

A good front reception room with tiled fireplace, window to the front.

Front Lounge (14' 0" x 12' 08") or (4.27m x 3.86m)

Again a good size reception room with tiled fireplace, window to the front.

Rear Lounge (12' 02" x 10' 10") or (3.71m x 3.30m)

A third reception room with window to the rear.

Reception/Bedroom (10' 10" x 10' 0") or (3.30m x 3.05m)

A fourth reception room or a third double bedroom with window to the rear.

Kitchen (7' 06" x 6' 06") or (2.29m x 1.98m)

A small basic kitchen that needs replacing. Door to rear.

Bathroom

Again in need of replacing, window to the rear.

FIRST FLOOR

Landing

Airing cupboard access to both bedrooms.

Bedroom 1 (14' 0" x 10' 10") or (4.27m x 3.30m)

A spacious double bedroom with access into the eaves, window to the side.

Bedroom 2 (14' 0" x 10' 10") or (4.27m x 3.30m)

Another good double bedroom with access back into the eaves, window to the front.

Front Garden

Mainly laid to lawn with driveway leading to a dilapidated garage.

Rear Garden

A good size level rear garden which is mainly laid to lawn.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified

Directions

Taking the A465 out of Neath back towards the M4, at the roundabout take your second exit sign posted for Llandarcy and take your immediate right following the signs for Skewen. Proceed under the bridge taking your second left into Pen Yr Alley Avenue and at the mini roundabout turn left onto Crymlyn Road, proceed over the bridge and at your next mini roundabout take your first exit into Serecold Avenue where No.13 is situated towards the end on the right hand side.

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 this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. 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 form 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.