



## New Road, £110,000

- No Ongoing Chain
- Two Double Bedrooms
- Generous Size Lawned Rear Garden
- Situated In the Heart Of Skewen
- EPC Rating: E



 2  1  1



## About the property

A well-presented two-bedroom home situated on New Road, Skewen, offered for sale with no onward chain. This property provides comfortable and practical living accommodation, making it an ideal purchase for first-time buyers, buyers looking to downsize, or investors. With great links to local schools such as Coedffranc Primary, Dwr Y Felin Comprehensive and Neath College, as well as high street stores, frequently running bus routes and a local train station! Fantastic for commutes onto the M4 corridor, A465 or access into Swansea City!

The home is approached via steps to a low maintenance front garden. Internally, the property comprises a spacious open plan lounge/diner, through to a fitted kitchen and a family bathroom.

Upstairs the home offers two generously sized bedrooms both neutrally decorated.

Externally, the property benefits from a small patio area with steps leading up to a sizable lawned rear garden, perfect for relaxing or entertaining.

Early viewing is recommended to fully appreciate the potential this property has to offer.





## Accommodation

### Lounge

19' 5" x 10' 6" ( 5.92m x 3.20m )

### Kitchen

10' 7" x 7' 3" ( 3.23m x 2.21m )

### Bathroom

### Bedroom One

14' 4" x 9' 3" ( 4.37m x 2.82m )

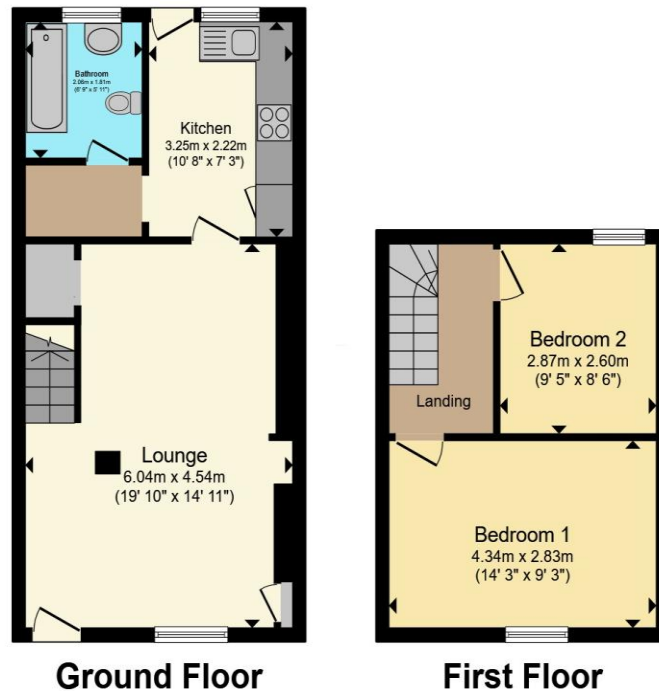
### Bedroom Two

9' 3" x 8' 7" ( 2.82m x 2.62m )

### Agents Notes

We believe there to be Japanese Knotweed within the boundaries with a treatment plan in place. Please request this from your agent

## Floorplan



Total floor area 64.9 m<sup>2</sup> (698 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.