



Park Avenue, Skewen,  
Neath, Neath Port Talbot, SA10 6RU.

Offers in the region of £209,950

\*\*\*\*Exclusive with Abbey Residential Agents\*\*\*\*

If you are interested in this home, please call us verbally.

Click the link for the virtual tour to view the home in the comfort of your home.

Abbey Residential Agents are proud to offer this well presented elevated three bedroom family home set on the outskirts of Skewen. This home has a wealth of features namely parquet flooring, gas fired heating and off road parking to the front, you will notice the element of space with the high position of the ceiling. Tiered rear garden. There is currently a shortage of homes in this area and we strongly recommend early viewing to avoid disappointment. Vacant Possession with No Onward Chain. A short distance to the M4 Junction at Birchgrove. Good road links to the adjoining areas.

To the ground floor there is an entrance hall, lounge, dining room opening into the kitchen. To the first floor there are three bedrooms, family bathroom and a separate toilet. Externally there are front and rear gardens. Off road parking for two vehicles.

### Entrance

via side pvc door into the hall.

### Hall

Plain plastered ceiling with coving, dado rail, radiator, staircase to the first floor, parquet flooring. Door into the lounge. Door into the dining room.

### Lounge

11' 2" x 21' 0" (3.40m x 6.40m)

Two double glazed windows to the front aspect, papered ceiling with coving, parquet flooring, two radiators.

### Breakfast Room

8' 7" x 9' 9" (2.61m x 2.97m)

Papered ceiling with coving, radiator. Door into the storage cupboard. Opening to the kitchen.

### Storage Cupboard

A good space for storage with a frosted window to the rear aspect.

### Kitchen

6' 3" x 12' 1" (1.90m x 3.68m)

Double glazed window to the rear aspect. Frosted pvc door to the side aspect. Tiled floor. A range of fitted wall and base units inset stainless steel sink unit, inset gas hob, oven, extractor fan. Breakfast bar area.

### Half Landing

Double glazed window to the rear aspect.

### First Floor Landing

Papered ceiling with coving, radiator.

### Bedroom One

12' 7" x 10' 0" (3.83m x 3.05m)

Double glazed window to the front aspect, papered ceiling with coving, radiator.

### Bedroom Two

11' 1" x 10' 2" (3.38m x 3.10m)

Double glazed window to the front aspect, papered ceiling, picture rail, radiator.



### Bedroom Three

8' 9" x 7' 9" (2.66m x 2.36m)

Double glazed window to the rear aspect, papered ceiling, picture rail, radiator. Access to the loft.

### Family Bathroom

5' 8" x 6' 4" (1.73m x 1.93m)

Frosted double glazed window to the rear aspect, radiator. Plain plastered ceiling. A suite consists pedestal wash hand basin, panelled bath, tiled splash backs. Shower over the bath. Cupboard housing wall mounted boiler.

### Separate Toilet

Frosted double glazed window to the side aspect. Toilet. Plain plastered ceiling.

### Garden

To the front there are steps up to the main entrance door to the left hand side of the home. Hardstanding to the front for two vehicles off road. Laid to lawn with shrubs. Gate leading to the rear garden. To the rear there is a coal shed. Steps up to the tiered garden. First tier is a shingle area, second tier is a patio area. Third tier is laid to lawn. Fourth tier is a block storage shed.



### Council Tax - C

### Tenure - Freehold

Please check the tenure with your solicitor.

### Viewing by appointment with the selling agents.

Please call us to arrange a viewing of the home.

### Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents 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. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be



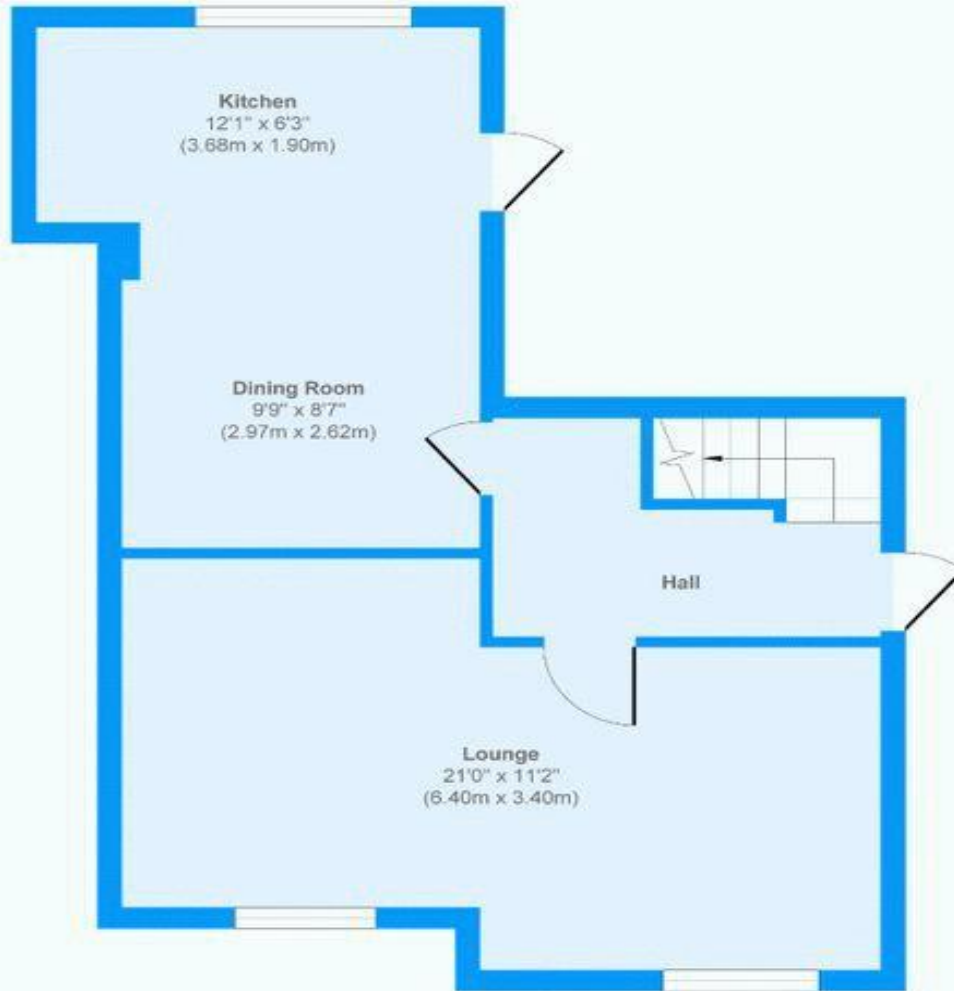
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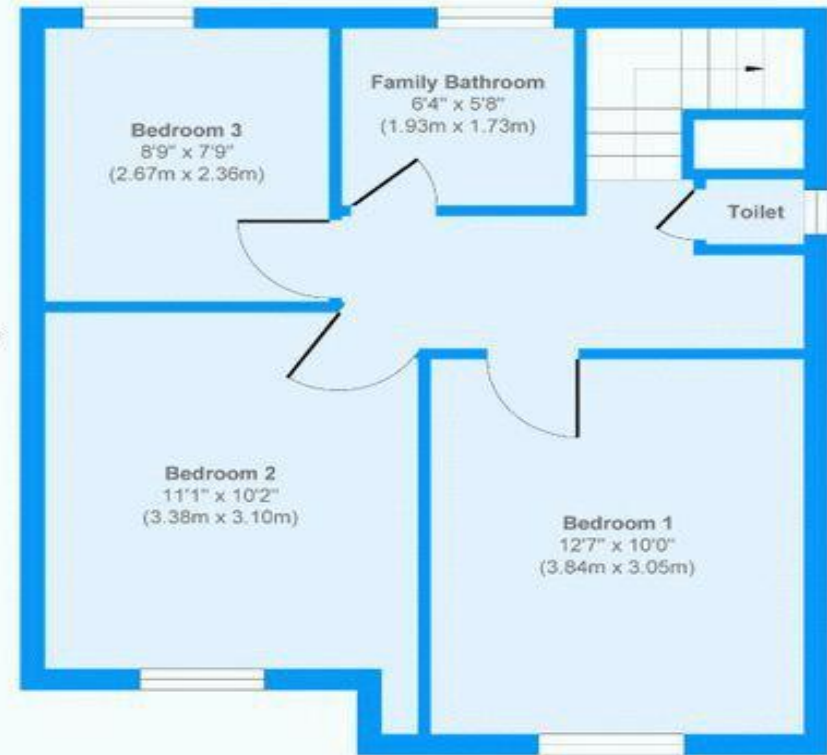




9 Park Avenue, Skewen, SA10 6RU.



Ground Floor  
Approximate Floor Area  
482 sq. ft  
(44.77 sq. m)



First Floor  
Approximate Floor Area  
448 sq. ft  
(41.62 sq. m)

Approx. Gross Internal Floor Area 930 sq. ft / 86.39 sq. m

Produced by Elements Property



Abbey Residential Agents Office  
Tel: 01639 641994

3 Old Town Hall New Street Neath Glamorgan SA11 1RT  
enquiries@abbeyresidentialagents.co.uk  
www.abbeyresidentialagents.co.uk