Welvan
Residential Sales & Lettings

36 Alfred Street, Neath
West Glamorgan
SA11 1EH

Tel: 01639 638 581
Web: www.welvan.co.uk
Email: property@welvan.co.uk

Burrows Road
Skewen
Neath
SA10 6AB

£99,995











- MID TERRACED PROPERTY
- POPULAR RESIDENTIAL LOCATION
- IDEAL FIRST TIME PURCHASE
- TWO BEDROOMS
- GOOD SIZE LOUNGE DINER
- PART FITTED KITCHEN

Ref: PRA13196

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

The Property Ombudsman
rightmove
Zoopla
TDS Tenancy Deposit Scheme
Rhentu Doeth Cymru Rent Smart Wales
SAFE AGENT
The National Approved Letting Scheme

General Description

IDEAL FOR THE FIRST TIME PURCHASE....is this two bedroom mid terraced property situated in the popular village of Skewen and is being sold with NO ONGOING CHAIN. The accommodation further comprises of entrance hallway, spacious lounge/diner, part fitted kitchen and adapted shower room to the first floor. The property further benefits from having gas central heating (not tested), double glazing and garden to the rear. It does require some updating with viewing being recommended. EPC RATING - C / COUNCIL TAX BAND - A

Accommodation

Entrance Hall

Stairs to the first floor.

Lounge/Diner (19' 0" x 10' 0") or (5.79m x 3.05m)

A good size reception room with under stairs storage, double glazed window to the front.





Kitchen (13' 06" x 7' 02") or (4.11m x 2.18m)

A reasonable size kitchen that is part fitted with a range of base/wall units to include space for the washing machine, double glazed window to the rear along with door giving access to the rear garden.

FIRST FLOOR

Landing

Access all first floor rooms.

Bedroom 1 (12' 08" x 9' 08") or (3.86m x 2.95m)

A double bedroom with built in wardrobes, double glazed window to the front.





Bedroom 2 (8' 08" x 7' 02") or (2.64m x 2.18m)

Second bedroom with built in wardrobes, double glazed window to the rear.

Shower Room

An adapted shower room with suite comprising of shower cubicle, wash hand basin and low level.w.c. Cupboard to the side that incorporates the wall mounted gas central heating boiler, double glazed window to the rear.



Front Garden

Graveled front garden.



Rear Garden

A few steps lead up to a low maintenance garden that backs onto the park. Storage shed.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B

Directions

Taking the Skewen Road out of Neath. Proceed through the mini round abouts at Neath Abbey and take your first turning left onto the Old Road, proceed up the hill and continue directly onto Burrows Road where No.92 can be found 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.