Bay View Gardens, Skewen, Neath, Neath
Port Talbot. SA10 6NJ

£129,950
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We are pleased to offer this three bedroom SEMI DETACHED HOUSE, situated within a CUL-DE-SAC LOCATION and being offered with NO ONGOING CHAIN. The property briefly comprises, entrance porch, hallway, LOUNGE/DINING ROOM, kitchen, family bathroom & THREE bedrooms. IDEAL FIRST TIME PURCHASE/INVESTMENT.

£129,950 - Freehold

- Three bedroom semi detached house
- Situated within a cul-de-sac location
- Lounge/dining room, EPC - D
- Larger than average garage & off road parking
- Generous sized enclosed garden to rear
- Available with no ongoing chain
DESCRIPTION
A three bedroom semi detached house situated within a cul-de-sac location, 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. Ideal first time purchase or investment opportunity being offered with no ongoing chain.

ENTRANCE
Access via wooden frosted glazed door into entrance porch.

ENTRANCE PORCH
Stippled ceiling. Storage cupboard. Fitted carpet. Wooden door giving access into entrance hallway.

ENTRANCE HALLWAY

LOUNGE / DINING ROOM (21' 7" max x 13' 5" max) or (6.59m max x 4.10m max)
Stippled ceiling. Emulsioned walls. Two radiators. PVCu double glazed windows to front and rear. Feature brick built entertainment unit ideal for television. Newly fitted carpet.

KITCHEN (10' 2" x 8' 10") or (3.10m x 2.68m)

FIRST FLOOR LANDING

FAMILY BATHROOM (6' 6" x 5' 7") or (1.97m x 1.69m)
Stippled ceiling. Part emulsioned/part tiled walls. Three piece suite comprising panelled bath with overhead electric shower, low level WC and pedestal wash hand basin. Radiator. PVCu frosted double glazed window to rear aspect. Newly fitted carpet.

BEDROOM 1 (11' 2" max x 10' 1" max) or (3.41m max x 3.08m max)

BEDROOM 2 (10' 4" max x 10' 0" max) or (3.15m max x 3.05m max)
**BEDROOM 3 (9' 6" x 7' 4") or (2.89m x 2.23m)**

**OUTSIDE**
The front garden is open plan and laid to lawn with off road parking for approximately two vehicles. Larger than average single attached garage which is accessed via up and over door with power and light installed, Belfast sink, workbench and a courtesy door from rear garden.

The south facing rear garden is enclosed and bounded by wood panel fencing and mature trees. Lawned area with concrete patio ideal for garden furniture.

**NOTE**
The electrical pylon is situated outside of the boundary.

**DIRECTIONS**
Travelling through Coed Darcy take a right at the traffic lights towards the industrial estate and at the next set of traffic lights take a right and follow the road to Skewen taking the first right into Bay View Gardens where the property can be found within a cul-de-sac.
These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines 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. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.