



19 Old Road, Skewen, Neath, Glamorgan, SA10 6AF

Guide Price £145,000

Situated within the popular and convenient location of Skewen, close to local schools, Neath Port Talbot College, access to the M4 motorway and a short drive from all facilities at Neath Town Centre, an end-terraced traditional double fronted family home which is well presented throughout with accommodation over 3 floors to include 2 reception rooms, fitted kitchen, utility area & w.c. to the ground floor, 2 bedrooms and family bathroom to the first floor and attic room/bedroom 3 to the second floor. Externally, there is a shingled garden area to the front and enclosed forecourt to side.

Entrance Hall 3'10" x 3'1" (1.17 x 0.95)

uPVC front door into hall with stairs to first floor.

Dining Room 16'7" x 10'10" (5.06 x 3.31)



Dual aspect windows to front and side with original wood panelling, feature fire surround with marble insert & hearth, coved with ceiling rose, dado rail, two radiators.

Lounge 16'9" x 11'11" (5.13 x 3.64)



Bay window to front with internal original panelling surround, under stairs storage cupboard, coved ceiling, radiator.

Kitchen 12'11" x 8'5" (3.96 x 2.57)



Window to front, range of base and wall units with intergrated oven & hob with extractor hood, space for washing machine and fridge/freezer, stainless steel sink & drainer, part tiled walls, wood effect laminate flooring, radiator, door leading to side of property.

Utility Area 4'1" x 4'2" (1.25 x 1.29)



Wall mounted combi boiler, space for tumble dryer, wood effect laminate flooring, window to front, door to w.c.

W.C. 3'0" x 4'2" (0.92 x 1.28)



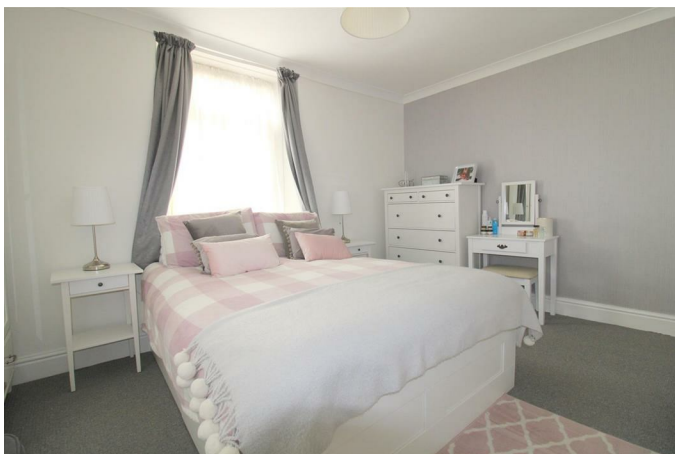
Low level w.c. with cistern sink, radiator, wood effect laminate flooring, part tiled walls.

First Floor Landing 14'4" x 5'7" (4.37 x 1.72)



With window to front, covered ceiling, stairs leading to attic room/bedroom 3.

Bedroom One 14'5" x 10'10" (4.40 x 3.31)



Spacious double bedroom with dual aspect windows, covered ceiling, radiator.

Bedroom Two 8'5" x 9'11" (2.59 x 3.04)



Double bedroom with window to side, radiator, covered ceiling.

Family Bathroom 5'6" x 9'10" (1.68 x 3.01)



Shower cubicle, panel bath, sink in vanity unit, low level w.c., part tiled walls, wall mounted towel rail, tiled floor, covered ceiling, window to front.

Attic Room/Bedroom Three 14'1" x 21'1" (4.30 x 6.44)



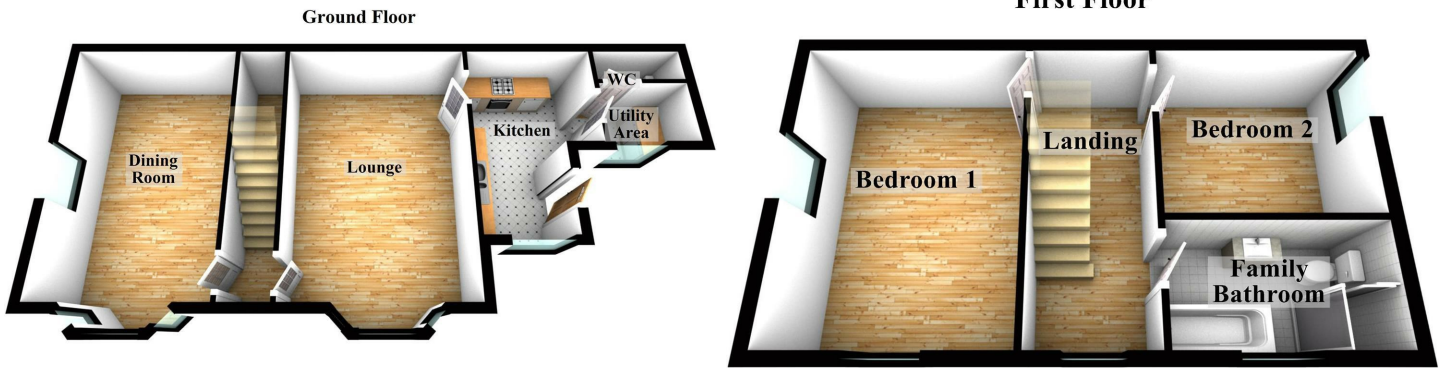
Two skylight windows, dormer window to front, two radiators.

Front Garden



Level garden to front with patio area to side

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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