



SMITHS
SALES & LETTINGS



33 Park Avenue, Neath, SA10 6RU **Offers Over £140,000**

THREE BEDROOM HOME in SKEWEN, convenient for NEATH, SWANSEA and the M4 for COMMUTERS.

The property features TWO RECEPTION ROOMS, linked by double doors, KITCHEN, BATHROOM and THREE BEDROOMS, including TWO DOUBLES. Comprising GAS CENTRAL HEATING, PVCu DOUBLE GLAZING and GOOD DIMENSIONS to all rooms. Requires some updating, however offers an opportunity to build equity.

Externally, the property benefits from both FRONT & REAR GARDENS and DRIVEWAY leading to a DETACHED GARAGE with PARKING for SEVERAL VEHICLES. The rear garden features a courtyard area with OUTBUILDING/WC and REAR LAWN flanked by mature trees & shrubs.

NO CHAIN! Call to register interest now.

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Hallway

14'4" x 5'10" (4.37 x 1.80)



Comprising PVCu external door, fitted carpet, radiator and understairs cupboard.

Living Room

11'10" x 11'2" (3.62 x 3.41)



One of two reception rooms, featuring front garden aspect PVCu windows, fitted carpet, radiator and brick fireplace surround - With double doors to the dining room.

Dining Room

12'2" x 11'9" (3.72 x 3.59)



Second reception room featuring PVCu windows to the rear aspect, radiator, fitted carpet and brick fireplace surround - With double doors to the living room.

Kitchen

15'6" x 5'9" (4.73 x 1.77)



The kitchen features PVCu windows & external door to the

rear garden, radiator, tiled flooring and a range of modern wall & base units, with worktop, stainless steel sink and space for appliances.

Landing

8'3" x 6'0" (2.53 x 1.83)



Comprising fitted carpet, PVCu windows and loft hatch.

Bathroom

6'1" x 5'10" (1.86 x 1.80)



Fully tiled bathroom featuring PVCu windows, radiator, sink, bath and WC.

Bedroom One

10'11" x 10'7" (3.34 x 3.24)



Double bedroom with PVCu windows facing the rear garden aspect, radiator, fitted carpet and built in wardrobes.

Bedroom Two

14'10" x 9'10" (4.54 x 3.00)



Second double bedroom featuring PVCu windows to the front aspect, radiator and fitted carpet.

Bedroom Three

8'4" x 8'1" (2.55 x 2.47)



Good size single bedroom comprising fitted carpet, radiator and PVCu windows to the front aspect.

External

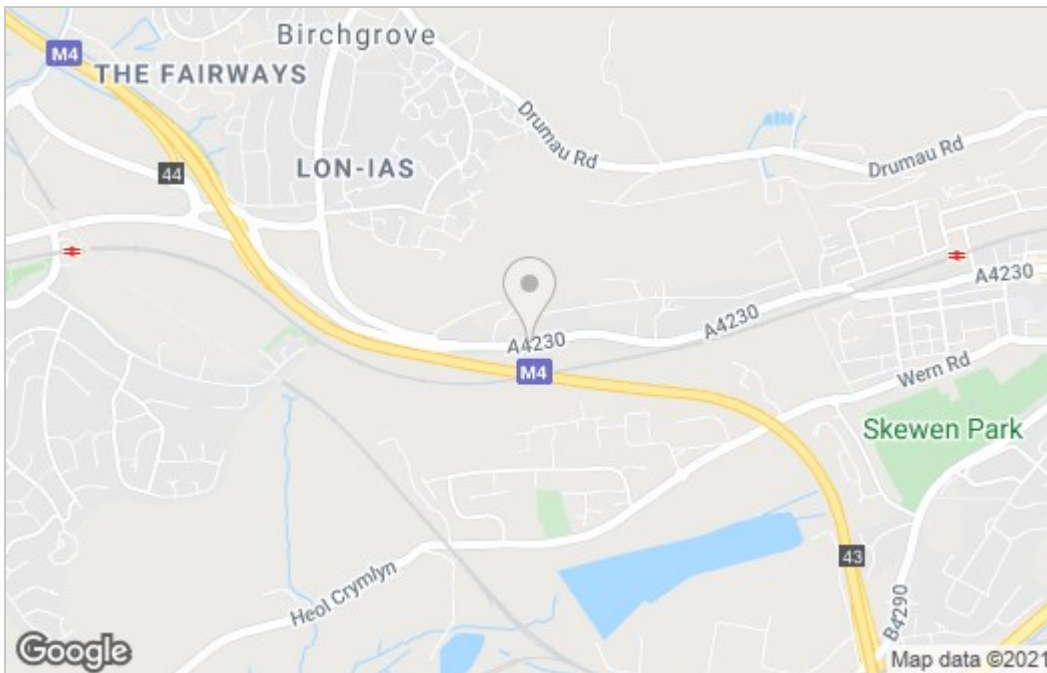


The property features a generous driveway, leading to a detached garage. The rear garden also comprises an outbuilding with WC and rear lawn.

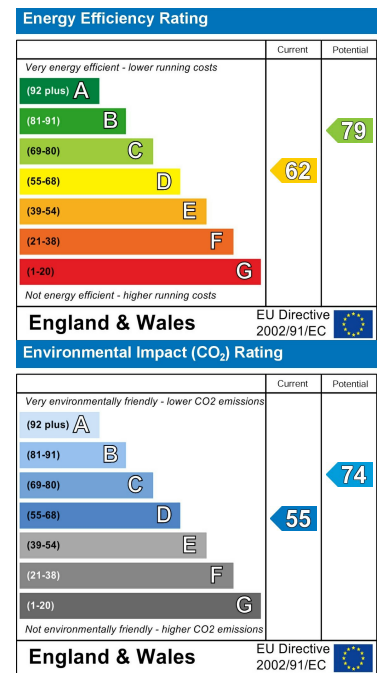
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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