



Dawsons

estate agents



2 Parc Glas, Skewen, Neath, SA10 6YU

Partly refurbished three bedroom semi-detached ex local authority property located in the popular location of Skewen. The property has a brand new modern fitted kitchen with integrated appliances, dining room and separate living room. First floor has three bedrooms with a family bathroom. Externally the property has a large mature rear enclosed garden with decked area. Off road parking to front. UPVC Triple glazed windows. Gas combination boiler. Freehold. No Chain. EPC - TBC

Offers In The Region Of £129,950

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HALLWAY

Entered UPVC Triple glazed door to front. Stairs to first floor. Storage cupboard. Radiator. Wood effect flooring. Doors leading into:

LIVING ROOM 18'4 x 11'4 max (5.59m x 3.45m max)

UPVC triple glazed window to front. UPVC triple glazed window rear garden. Two radiators. Log fire with solid wood surround. Wood effect flooring. Opening to;

DINING ROOM 12'8 max x 12'9 (3.86m max x 3.89m)

UPVC triple glazed french doors to rear. Radiator. Wood effect flooring.

KITCHEN 10' x 8'6 (3.05m x 2.59m)

UPVC triple glazed obscured glass door to rear garden. UPVC triple glazed window to rear garden. Newly fitted high gloss kitchen with a range of base and wall units with complimentary work surface over. Integrated 'Statesman' dishwasher. Integrated freezer. Integrated fridge. Integrated electric oven. Four ring electric ceramic top with extractor over. Heated towel rail. Laminate flooring.

UTILITY

Plumbing for washing machine. Space for tumble dryer.

FIRST FLOOR

LANDING

Attic space. Storage cupboard. UPVC triple glazed window to front. Doors leading into:

BEDROOM 1 10'1 x 11'5 (3.07m x 3.48m)

UPVC triple glazed window to rear. Radiator. Storage cupboard.

BEDROOM 2 11'4 x 9'8 (3.45m x 2.95m)

UPVC triple glazed window to rear. Built in wardrobe. Radiator.

BEDROOM 3 8'3 x 8'4 (2.51m x 2.54m)

UPVC triple glazed window to front. Radiator.

BATHROOM 6'9 x 5'5 (2.06m x 1.65m)

UPVC triple glazed obscured glass window to side. Partly tiled bathroom. White three piece suite comprising a low level wc pedestal wash hand basin and bath with shower over and modesty curtain. Radiator. Laminate flooring.

EXTERNAL

FRONT

Parking space for one vehicle. Area laid to lawn. Mature trees and shrubs. Steps leading to entrance door.

REAR

Large Fully enclosed rear garden. Decked area suitable for outside dining and child's play. Garden shed. Large area mainly laid to lawn with some mature trees and shrubs.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: TBC

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 700 777

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

