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55 Park Avenue

Skewen, Neath, Neath Port

Talbot, SA10 6SA

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Asking price **£175,000**

A well maintained two bedroom semi detached home located in the village of Skewen nearby to local amenities such as shops, restaurants and Skewen Park with convenient commuter access to the M4 and Skewen Train Station.

A well maintained two bedroom semi detached home

Situated near to local amenities such as shops, restaurants and Skewen Park

Convenient commuter access to the M4 motorway and Skewen Train Station

Two generously sized double bedrooms to first floor

Tiered lovingly presented garden with access to garage and rear lane

Spacious reception room to ground floor

Offroad parking for one car to rear lane

Triple glazed windows to front of property

Two bathrooms with matching suites, one located on each floor

Viewings highly recommended





To the front of the property, a half height wall and wrought iron gate enclose the lovingly landscaped front garden with a path leading to the UPVC front door.

Upon entering the property, the open plan reception room gives access to the ground floor bathroom, kitchen and stairway leading to the first floor accommodation. The reception room features wooden flooring, a UPVC window overlooking the front garden and a fireplace with cream marble surround and mantelpiece.

The ground floor family bathroom features a matching three piece suite comprising of a panel bath with overhead shower, full pedestal wash hand basin and low level W/C. The bathroom benefits from cream marble effect tiles to the walls and floor with a mosaic border feature tile to the walls. There is also an obscure glazed window to the rear.

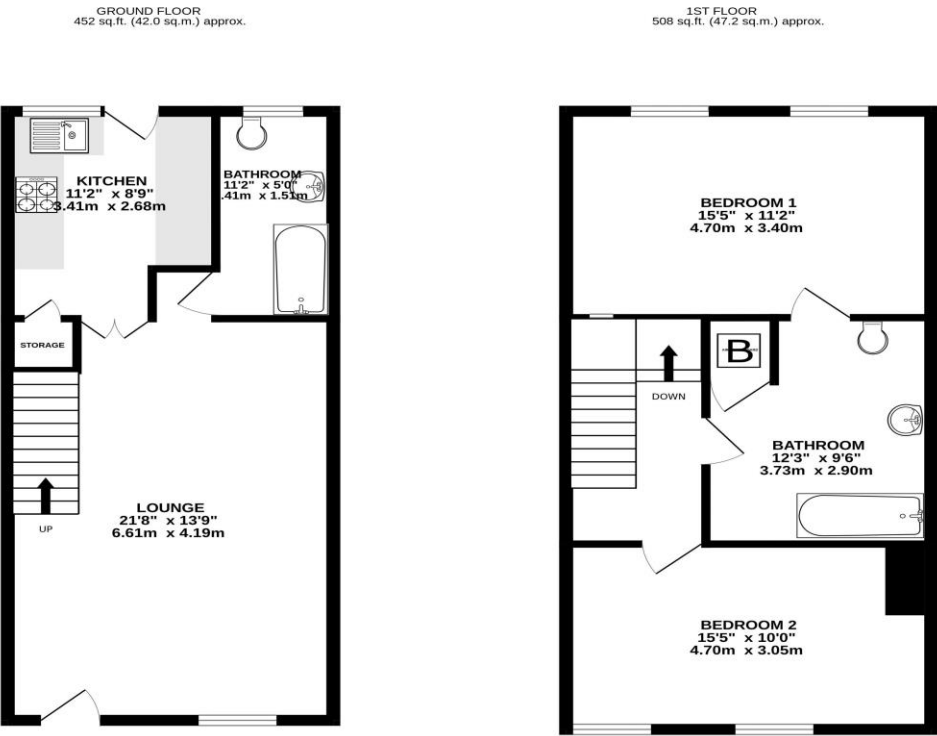
The kitchen benefits from a range of matching wood effect base and wall mounted units with a laminate worksurface over. The kitchen also features an integrated oven and gas hob with space for up to one appliance and a free standing fridge/freezer. There are cream tiles to the floor and walls. To the rear, there is a UPVC window overlooking the garden and a glazed UPVC door leading to the rear garden.

To the first floor, the landing area gives access to one bedroom and family bathroom. Bedroom two is located at the front of the property and benefits from two triple glazed windows and carpet laid to the floor. Bedroom one is located at the rear of the property and is accessed via the family bathroom. Bedroom one also features two UPVC windows, carpeted flooring and has spotlights to the ceiling. There is a decorative internal window which overlooks the landing area and provides

additional light to the bedroom. Both bedrooms are generously sized double rooms with plenty of space for storage cabinets or wardrobes.

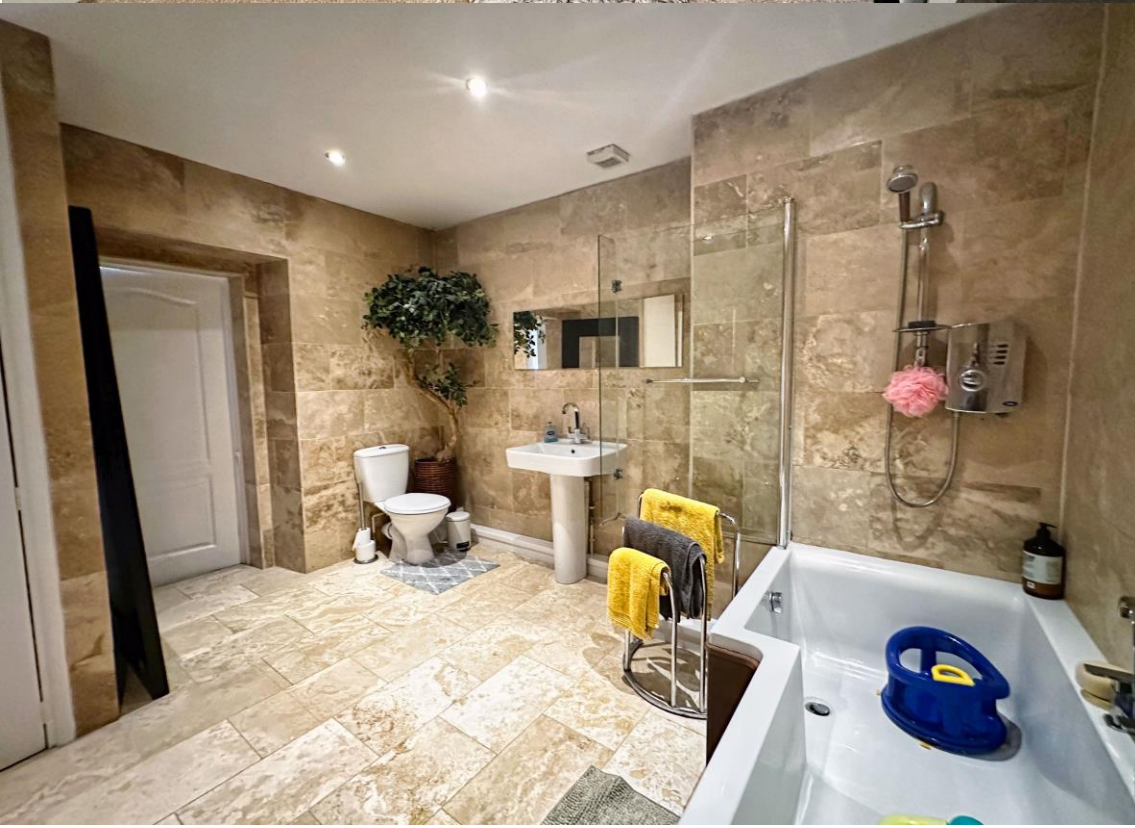
The family bathroom to the first floor features a matching three piece suite that comprises of a panel bath with overhead shower, full pedestal wash hand basin and low level W/C. The bathroom also benefits from an airing cupboard that houses the combination boiler, spotlighting and cream marble effect tiles to the walls and floor.

To the rear of the property, the garden is laid out over three tiers. The first tier features a concreted area with steps that lead up to the second tier, complete with metal hand rail. The second tier is the largest area of the garden and has been well maintained. There is lawn, decking and gravel areas with a pathway leading to a set of steps that follow onto the rear garage and gate. The detached garage (22.1ft X 10.4ft) is currently being utilised as part storage, part office space by the vendors. The garage has the benefit of an electric supply and a UPVC window overlooking the garden. Through a rear gate, access is also provided to a rear parking space for one car.



TOTAL FLOOR AREA - 960 sq.ft. (89.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

SATNAV USERS: SA10 6SA

Tenure

Freehold

Services

All mains services

Council Tax Band B

EPC Rating C

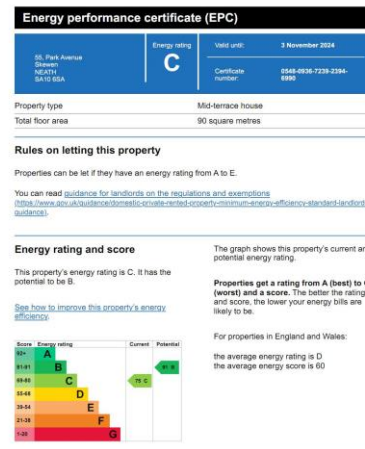
Viewing strictly by
appointment through
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