



97 Bay View Gardens, Skewen, Neath, Neath Port Talbot. SA10 6NF

Main Features

- Semi Detached Bungalow
- Two Bedroom Property
- Gas Combi Boiler
- Close to Neath Town Centre

.

Council Tax B

- EPC D
- Off Road Parking
- uPVC Windows

General Information

A two bedroom Semi-Detached bungalow which is benefiting from a living Room, kitchen, bedroom and bathroom.

Externally offers a front garden with driveway and a rear tiered garden with good views. This property would be an ideal investment or first time buy. Conveniently located close to local amenities, the A465 and M4 corridor.

Bedroom One

uPVC double glazed window to the rear aspect, laminate flooring and a radiator.

Bedroom Two

uPVC double glazed window, wooden flooring and a radiator.

Bathroom

Comprising of a low level W.C, wash hand basin and a panelled bath with an electric shower over. A uPVC frosted window and vinyl flooring.

Reception

uPVC doubled glazed Bay window to the front aspect, laminate flooring and a radiator.

Kitchen

Appointed with a range of matching wood effect wall and base units with work tops over. Sink with mixer tap. Plumbing's in place for a washing machine, cooker and fridge freezer. A uPVC double glazed window to the side aspect and a radiator. There is a wall mounted combi boiler serving domestic hot water and central heating.

EXTERNALLY

Garden

A large rear garden with a patio area perfect for outdoor dining, two sheds and steps leading to lawn area with good views.

Driveway

Please note the driveway has shared access and has parking for two cars.

Council Tax

B £1643

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding

Current heating type Gas

Tenure Freehold





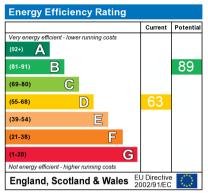




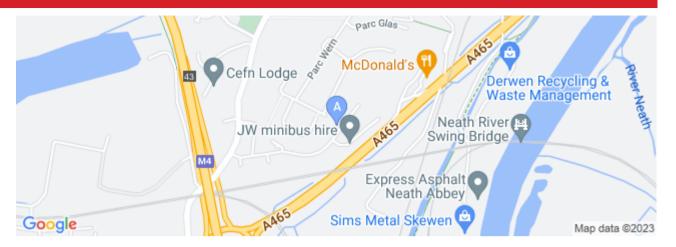




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including ?180,000 0% The portion over ?180,000 up to and including ?250,000 3.5% The portion over ?250,000 up to and including ?400,000 5% The portion over ?400,000 ?400,000 up to and including ?750,000 7.5% The portion over ?750,000 up to and including ?1,500,000 10% The portion over ?1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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