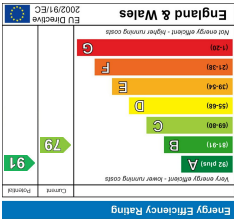


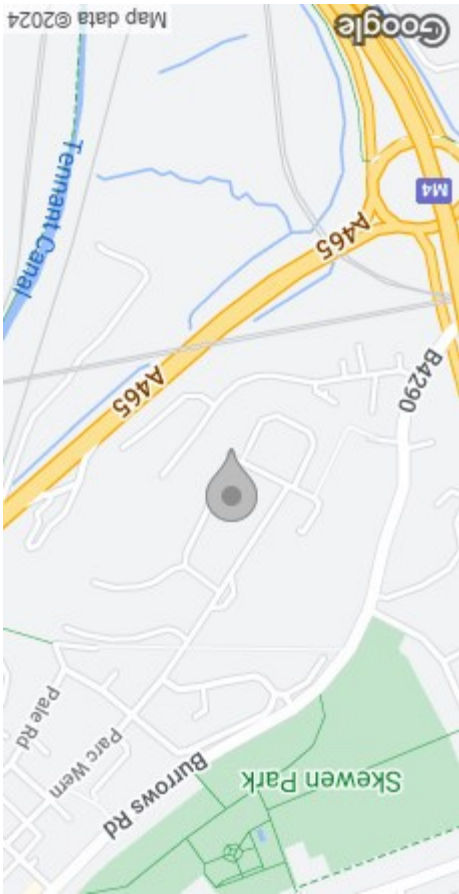
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

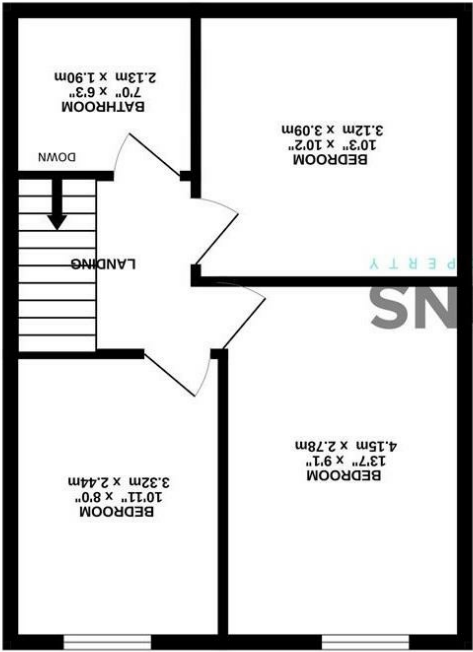
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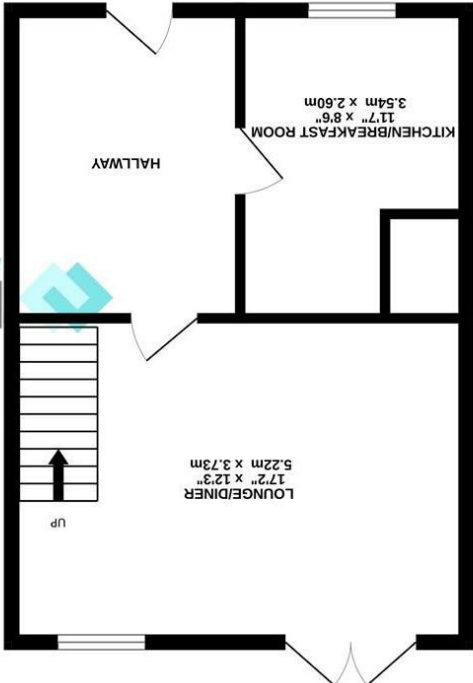
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



1 Wern Crescent
Skewen, Neath, SA10 6NS
Asking Price £135,000



GENERAL INFORMATION

Dawsons are pleased to offer for sale this three bedroom semi detached property situated in the sought after area of Skewen. Ideally located to take advantage of all the local amenities and with good links to the M4. The property itself briefly comprises: hallway, lounge/diner, kitchen/breakfast room to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally the property benefits from a driveway providing off road parking. To the rear a paved patio terrace offers the perfect space to entertain, with the remainder of the garden laid to lawn. Fully enclosed to all sides, enjoying an excellent degree of privacy.
** Please note that this property is being sold with the tenant in situ**

EPC- C
Tenure - Freehold
Council Tax Band - C

Mains electric, gas, water and drainage
Please refer to Ofcom checker for further information regarding broadband and mobile coverage.

FULL DESCRIPTION

Entrance

Hallway

Lounge/Diner
17'2 x 12'3 (5.23m x 3.73m)

Kitchen/Breakfast Room
11'7 x 8'6 (3.53m x 2.59m)

First Floor

Landing



Bedroom One
10'3 x 12'2 (3.12m x 3.71m)

Bedroom Two
13'7 x 9'1 (4.14m x 2.77m)

Bedroom Three
10'11 x 8'0 (3.33m x 2.44m)

External