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# FRESH

Estate & Letting Agents



**Drummau Road, Skewen, Neath, SA10 6NU**

**Asking Price: £115,000**

- Two bedrooms
- No Chain
- Village location
- Freehold
- Excellent Transport Links
- Mid terrace



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**Entrance**

Entered via double glazed front door

**Lounge / Diner**

A good size light and airy room, open plan effect with staircase giving access to the first floor, textured ceiling, feature arch to recess, feature ceramic fireplace with electric fire, double glazed windows to front and rear aspect and door to:-

**Kitchen**

Fitted with a range of matching base and wall units in white shaker style with chrome handles, colour coordinated roll top work surface and space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, space for fridge freezer, plumbing for automatic washing machine, wall mounted logic boiler (supplying domestic hot water and gas central heating), tiled flooring, double glazed window to side aspect, double glazed door giving access to side and rear and further door to:-

**Bathroom**

A three piece suite in white comprising panel bath with electric shower over, glazed side screen and respertex covered walls, low level W.C, wash hand basin, heated chrome towel rail and double glazed frosted window to rear aspect.

**First floor landing**

Spacious landing with built in storage cupboards, with doors to:-

**Master bedroom**

With double glazed window to front aspect.

**Bedroom 2**

With double glazed window to rear aspect.

**External**

To the rear enclosed low maintenance garden with patio seating area and hedgerow boundary.

**Important Fee Information**

A Buyer's Premium of £180 (inc. VAT) and a Buyer's Deposit of £250 apply to this purchase.

Total payable upfront: £430, plus £15 per purchaser for AML / identity checks. (Therefore, if we have two purchasers it will be £30)

The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications). Full terms are available from Fresh Estate & Letting Agents and should be reviewed before making an offer.

**Disclaimer**

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



**FRESH**

*We deliver on Service ...*

