



Spring Gardens North, Skewen,
Neath, Neath Port Talbot, SA10 6AL.

Auction Guide Price £65,000

Being Sold via Secure Sale online bidding.
Terms and conditions apply.
Starting bid £65,000.

This three bedroomed ends terraced family home in a row of three homes situated on a no through road in sought after village location of Skewen. Close proximity to the local shops, amenities in Skewen. Good road links into Neath and towards the M4. Vacant Possession with No Onward Chain. This home requires updating which is reflected in the marketing price.

To the ground floor there is an entrance porch, lounge, dining room, kitchen. To the first floor there are three bedrooms and a family bathroom. The garden is to the front and side of the home.

Entrance

via side pvc door into the storm porch.

Porch

Two double glazed window to the front aspect. Door into the lounge/diner.

Lounge/Diner

23' 4" x 12' 2" (7.11m x 3.71m)

Double glazed window to the front aspect, double radiator, textured ceiling with coving, radiator. Gas fire in a feature surround. Door into the dining room.

Dining Room

11' 6" x 9' 6" (3.50m x 2.89m)

Frosted double glazed window to the side aspect. Window to the kitchen. Radiator. Textured ceiling with coving. Textured ceiling with coving. Secluded staircase to the first floor. Storage cupboard. Door into the kitchen.

Kitchen

6' 0" x 20' 2" (1.83m x 6.14m)

Frosted leaded double glazed window to the side aspect. Half frosted pvc door door to the front

aspect. Radiator. Tounge and groove to one section of the ceiling. A range of wall and base units inset sink unit, cooker area.

First Floor Landing

Textured ceiling, double radiator, access to the loft. Frosted double glazed window to the rear aspect.

Bedroom One

11' 0" x 9' 10" (3.35m x 2.99m)

Double glazed window to the rear aspect, radiator.

Bedroom Two

12' 5" x 6' 0" (3.78m x 1.83m)

Double glazed window to the front aspect, radiator. Front views looking up the Neath Valley.

Bedroom Three

9' 9" x 6' 0" (2.97m x 1.83m)

Double glazed window to the front aspect, radiator.

Family Bathroom

8' 7" x 7' 0" (2.61m x 2.13m)

Frosted internal pane. textured ceiling with coving, radiator. A suite consists of a panelled bath, toilet,



pedestal wash hand basin, shower over the bath, xpelair, linen cupboard housing Ideal Logic boiler.

Garden

To the front there are two entrance pathways, two sections laid to lawn, gravel area. To the side of the home there is a patio area giving an access door into the kitchen.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - A

Energy Performance Certificate

Current - 65 - D Potential - 88 - B Total Floor Area 50 square metres Certificate Number - 2071 - 8014 - 4040 - 0904 - 2091 Valid until 11 April 2034 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via the virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the

process. Please respect the procedures in place at this time.

Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey

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Auctioneers Additional Comments

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any



marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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