



8 Cae Morfa, Skewen, Neath, SA10 6EH

Offers Over £260,000

Situated on a popular modern residential development, affording easy access for local retail parks, M4 motorway and a short drive from all facilities and amenities at both Swansea and Neath shopping centres, a detached family home offering accommodation over 2 floors to include living room, dining area, kitchen, utility room and cloakroom to the ground floor, 4 bedrooms, ensuite shower room and family bathroom to the first floor. Outside there is off-road parking for 2 cars to the front and good size level garden to rear.

Front composite entrance door into:

Entrance hallway with laminate flooring, radiator, door into:

Living Room 17'3" x 13'7" (5.281m x 4.144m)



With laminate flooring, covered radiator, stairs to first floor, opening into:



Dining Room 9'6" x 7'7" (2.921m x 2.332m)



With double glazed french doors to rear garden, laminate flooring, radiator, folding doors to:

Kitchen 9'8" x 9'8" (2.950m x 2.950m)



Fitted with a range of base and wall units in hi-gloss grey with co-ordinating work surface, grey resin sink, built-in double oven, separate 5 burner gas hob with extractor over, integrated dishwasher, tile effect laminate flooring, double glazed window to rear, radiator, opening to:



Utility room 5'11" x 5'1" (1.804m x 1.551m)



Fitted work surface, plumbed for washing machine and tumble dryer, wall mounted gas combination boiler, tile effect laminate flooring, door to rear garden.

Cloakroom 5'2" x 3'11" (1.579m x 1.207m)



With 2 piece suite in white comprising w.c., wash hand basin, tile effect laminate flooring, radiator, double glazed window to side.

FIRST FLOOR

Landing area 9'5" x 5'9" (2.884m x 1.774m)

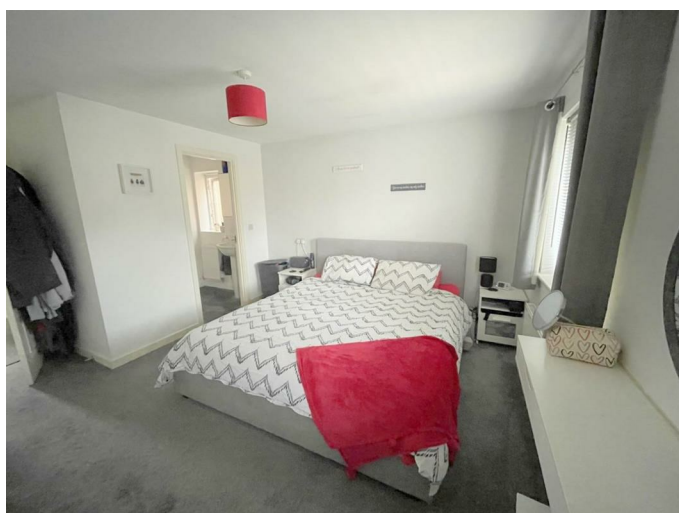


With access to roof space via drop down ladder, fitted storage cupboard.

Bedroom one 14'2" x 13'9" (4.329m x 4.209m)



With two double glazed windows to front, radiator.

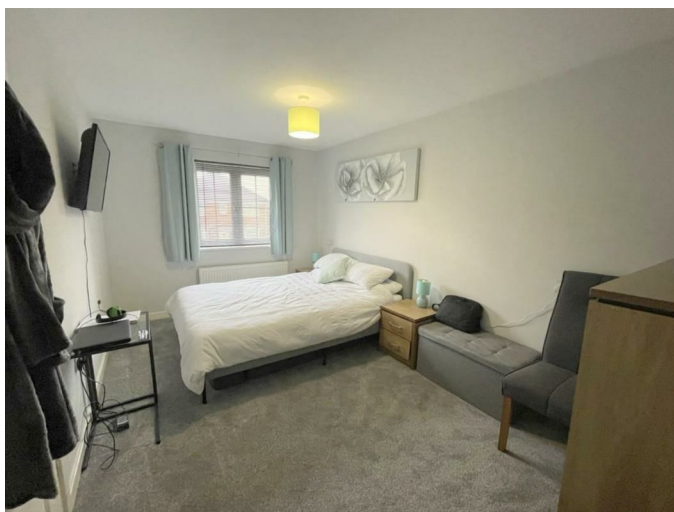


Ensuite shower room 6'9" x 5'6" (2.077m x 1.682m)



With 3 piece suite in white comprising shower cubicle, w.c., wash hand basin, laminate flooring, radiator, double glazed window to side.

Bedroom two 14'3" x 8'9" (4.359m x 2.673m)



With single built-in cupboard, radiator, double glazed window to front.



Bedroom three 12'4" x 8'9" (3.760m x 2.685m)



Bedroom four 9'7" x 6'9" (2.930m x 2.077m)



With double glazed window to rear, radiator.



With double glazed window to rear, radiator.

Bathroom/w.c. 6'5" x 6'0" (1.963m x 1.845m)



3 piece suite in white comprising panelled bath with shower over, w.c., wash hand basin, cushion flooring, radiator, double glazed window to rear.

Outside



Shingled area to front with off-road parking for 2 vehicle leading to single integral garage with power and light. Side access leading to level enclosed rear garden which is laid patio and artificial lawn. Outside water tap.



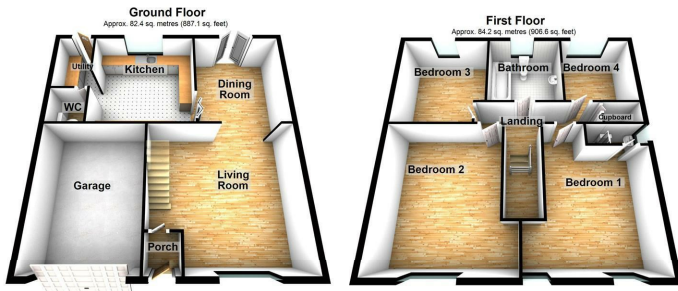
Rear view of property



AGENTS NOTE

Council tax Band D with an annual payment of £2012

Floor Plan

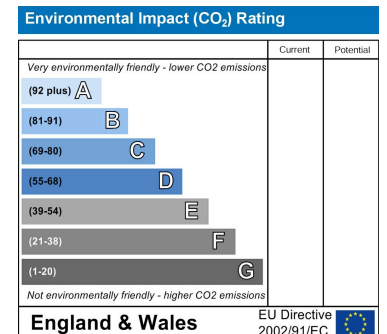
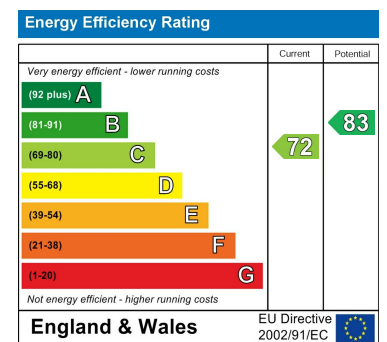


Total area: approx. 166.6 sq. metres (1793.7 sq. feet)

Area Map



Energy Efficiency Graph



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 of representation 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.