



38 Parc Wern, Skewen, Neath, SA10 6AX

Offers In The Region Of £135,000

Situated on a level location within the popular village of Skewen, close to local schools, Skewen Park, access for the M4 motorway and a short distance from all amenities and facilities at both Skewen and Neath town centres, a semi-detached home benefitting from gas central heating and double glazing throughout and accommodation over 2 floors to include 2 reception rooms and kitchen to the ground floor along with attached rear outbuildings comprising w.c., utility area and store room and 3 bedrooms and bathroom/w.c. to the first floor. Externally, there is a good size garden to the rear and off-road parking for several vehicles or suitable for the erection of a garage (subject to planning permission).

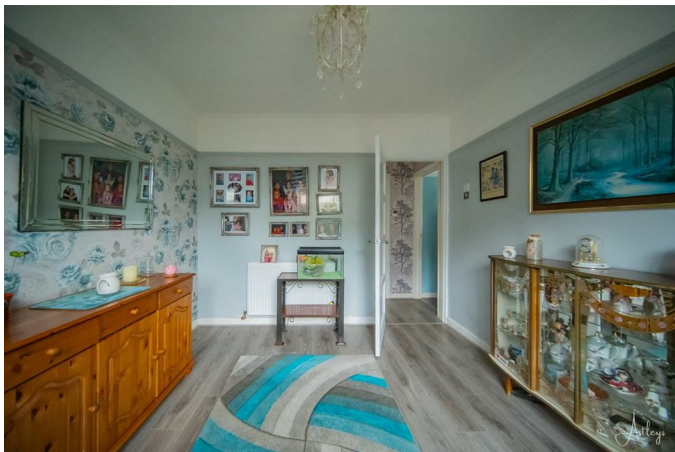
Side double glazed entrance door into:

Entrance hallway 13'8" x 10'1" (4.18m x 3.09m)



With laminate flooring, stairs to first floor, open understairs stores area, radiator, coved ceiling.

Dining Room 11'0" x 9'8" (3.37m x 2.97m)



With laminate flooring, picture rail, coved ceiling, radiator, double glazed window to front.



Living Room 14'0" x 10'11" (4.28m x 3.33m)

With cream feature fireplace with marble hearth, picture rail, radiator, double glazed window to front.

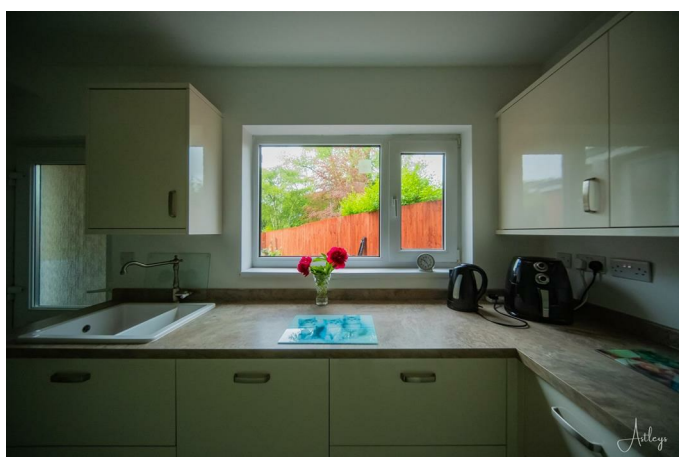


Kitchen 14'9" x 6'6" (4.52m x 1.99m)



With fitted base drawers and wall units in high-gloss cream with co-ordinating work surface, built-in electric oven and grill, integrated fridge and dishwasher, separate 4 ring gas hob with extractor

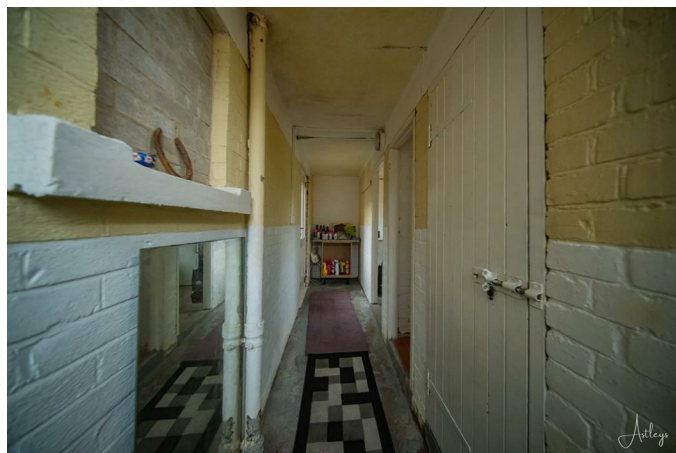
canopy over, Belfast sink, spotlights to ceiling, cushion flooring, double glazed window and door to rear.



OUTBUILDINGS

There are 3 outbuildings attached to the rear of the property which form a very useful area, currently utilised for storage, utility area and w.c.

Passageway 19'2" x 3'3" (5.86m x 1.00m)



With door to side and door to rear garden.

Utility room 8'8" x 5'8" (2.65m x 1.73m)



With plumbing for washing machine and tumble dryer, Belfast sink and window to rear.

Separate w.c. 5'8" x 2'2" (1.75m x 0.68m)



With w.c..

FIRST FLOOR



Landing with access to roof space and double glazed window to side, coved ceiling.

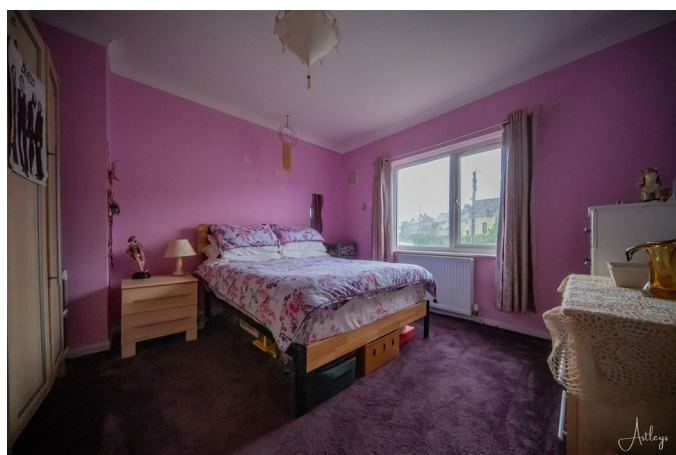
Bedroom one 11'11" x 11'3" (3.65m x 3.45m)



With double glazed window to front, radiator.



Bedroom two 11'9" x 9'8" (3.59m x 2.97m)



With double glazed window to front, radiator.



Bedroom three 9'4" x 6'0" (2.85m x 1.84m)



With cupboard housing wall mounted gas combination central heating boiler, radiator, double glazed window to rear.



Bathroom/w.c. 6'7" x 6'3" (2.03m x 1.93m)



With 3 piece suite in white comprising panelled bath with shower over, w.c., wash hand basin, built-in storage cupboard, cushion flooring, part tiled walls, spotlights to ceiling, double glazed window to rear, radiator.

Outside



Front forecourt garden. Enclosed level garden to rear which is laid mainly to lawn with borders. Rear access gate to further area of land which is suitable to park several vehicles or subject to planning permission would be suitable for the erection of a single or double garage. Outside water tap.



Side garden area



Parking to rear



AGENTS NOTE

Conservation Area
No

Flood Risk
Very Low

Floor Area
0 ft 2 / 0 m 2
Plot Size
0.08 Acres

Mobile Coverage
EE
Vodafone
Three
O2

Broadband
Basic
11 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

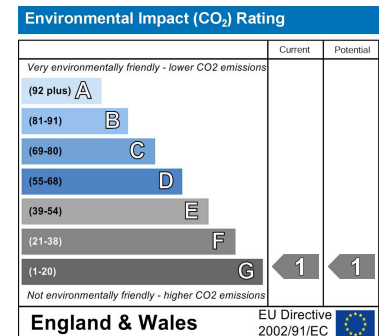
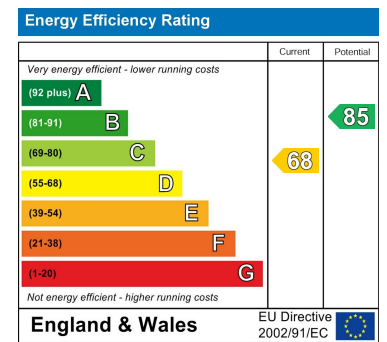
Floor Plan



Area Map



Energy Efficiency Graph



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