



## 7 Graig Road, Lonlas, Skewen,, Neath, SA10 6RW

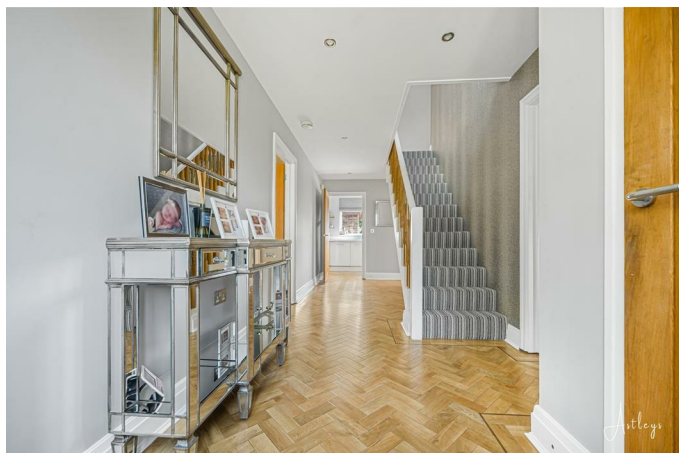
**£395,000**

Nestled in the tranquil village of Skewen on Graig Road, this substantial detached family residence presents an excellent opportunity for those seeking a spacious and comfortable home. The property boasts a well-thought-out layout, featuring two inviting reception rooms that provide ample space for relaxation and entertainment. The heart of the home is an open-plan kitchen, dining, and family room, perfect for modern living and family gatherings. Additionally, a convenient utility room and a cloakroom enhance the practicality of the ground floor. Upstairs, you will find four generously sized double bedrooms, ensuring plenty of room for family or guests. The master bedroom benefits from an ensuite shower room, while a well-appointed family bathroom serves the remaining bedrooms. Outside, the property offers ample off-road parking via a side driveway, complemented by a double detached garage that includes a mezzanine area for extra storage. The rear garden is designed for low maintenance, featuring both patio areas and a lawn, making it an ideal space for outdoor enjoyment without the burden of extensive upkeep. Situated close to local schools and with easy access to the M4 motorway, this home is also just a short drive from the amenities and facilities of Neath Town Centre. This property is perfect for families looking for a peaceful yet convenient location. Don't miss the chance to make this delightful house your new home.



**Front entrance door into:**

**Entrance hallway 21'8" x 7'6" (6.60m x 2.29m)**



with herringbone design LVT flooring, spotlights to ceiling, underfloor heating, stairs to first floor.



**Cloakroom 4'8" x 3'6" (1.42m x 1.07m)**

With 2 piece suite in white comprising vanity sink, w.c., part tiled walls, tiled floor, double glazed window to front.

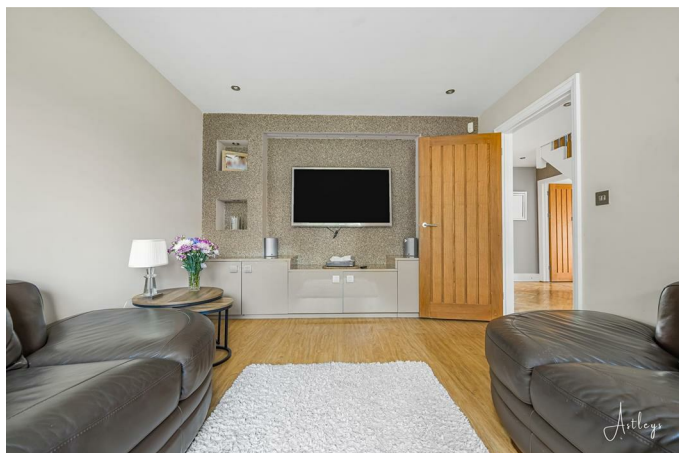
**Sitting Room 13'3" x 9'7" (4.04m x 2.92m)**



With double glazed window to front, LVT flooring.



**Living Room 14'4" x 10'9" (4.37m x 3.28m)**



With LVT flooring, double glazed window to front, spotlights to ceiling, Media wall with built-in cupboards.



**Study/Bedroom 5 13'6" x 6'8" (4.11m x 2.03m)**



With double glazed window to side, LVT flooring, spotlights to ceiling.

**Open plan kitchen/dining/family room 34'8" x 13'8" (widest) x 10'3" (narrowest) (10.57m x 4.17m (widest) x 3.12m (narrowest))**



Kitchen area is fitted with a range of base and wall units in high-gloss cream with co-ordinating work surface, integrated dishwasher, built-in double electric oven, separate gas hob with extractor fan over, American style fridge/freezer, central island with breakfast bar, drawer storage and phone charging point, stainless steel sink unit and drainer, LVT flooring, kickboard lighting, vaulted ceiling to family area with 2 sets of double glazed french doors to rear garden and two window to rear garden.





**Inner hall 6'5" x 3'10" (1.96m x 1.17m)**  
With tiled floor and door to rear garden.

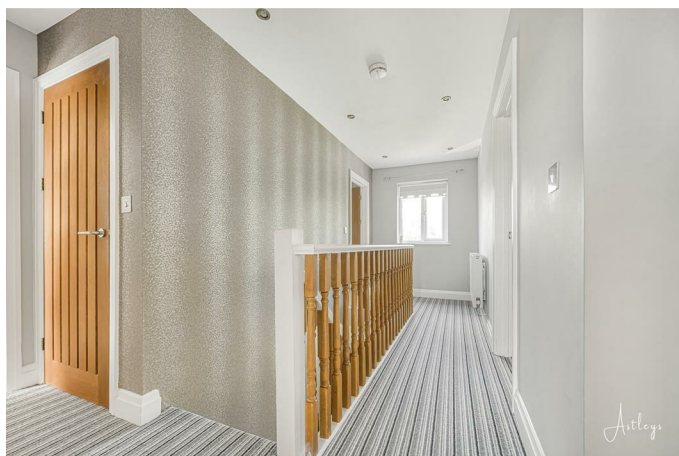
**Utility room 6'5" x 7'5" (1.96m x 2.26m)**



Plumbed for washing machine and tumble dryer, wall mounted combination gas central heating boiler, fitted base and wall units, tiled floor, double glazed window to rear, spotlights to ceiling.

## **FIRST FLOOR**

### **Gallery landing area**



With built-in storage cupboard, access to attic space via pull-down ladder, radiator, spotlights to ceiling, double glazed window to front.

**Bedroom one 12'6" x 11'4" (3.81m x 3.45m)**



With built-in wardrobe and dressing table fitment, double glazed window to front, radiator.





**Ensuite shower room 7'2" x 5'10" (2.18m x 1.78m)**



With 3 piece suite in white comprising quadrant shower cubicle with Rainfall and hand shower, wash hand basin, w.c., fully tiled walls and floor, spotlights to ceiling, upright radiator.



**Bedroom two 13'1" x 13'0" (3.99m x 3.96m)**



With range of fitted wardrobes in high-gloss white with side shelving, double glazed window to front, radiator.

**Bedroom two**



**Bedroom three 10'3" x 10'1" (3.12m x 3.07m)**



With fitted wardrobe and dressing table in oak effect, double glazed window to rear, radiator.

**Bedroom four 8'3" x 6'6" (2.51m x 1.98m)**



With full width fitted wardrobes, double glazed window to rear, radiator.

**Bedroom four**



**Bathroom/w.c.**



Beautiful 4 piece suite in white comprising extra large sunken bath in tile surround with shower to taps, quadrant shower cubicle, vanity sink in charcoal grey, w.c., fully tiled walls and floor, spotlights to ceiling, vertical radiator, double glazed window to rear.





## Outside



Front lawn area. Side pressed concrete driveway providing ample off-road parking for several vehicles leading to double detached garage with power and light, separate toilet facilities and storage and there is also stairs to mezzanine storage area. The rear garden is all low maintenance laid to patio area and lawn with external lighting.



## Front garden





**Double garage**



**Ample off-road parking to front and side**



**Internal of garage**

**Drone photograph**



**AGENTS NOTE**

Floor Area  
1,937 ft 2 / 180 m 2  
Plot size  
0.16 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
17 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

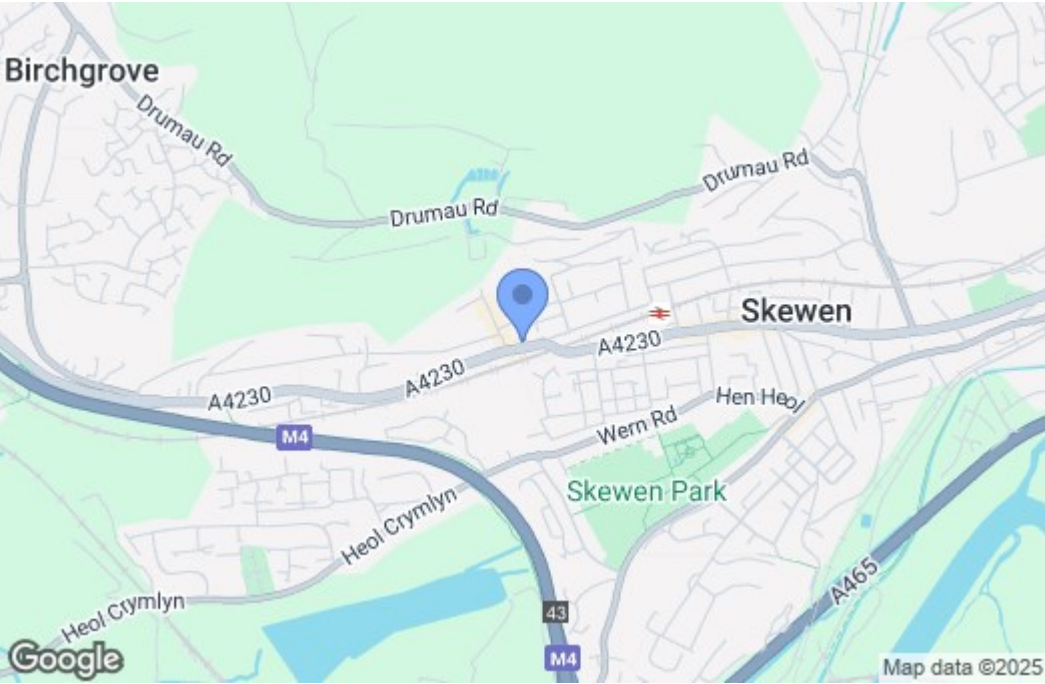
**AGENTS NOTE**

Council Tax Band E £2983

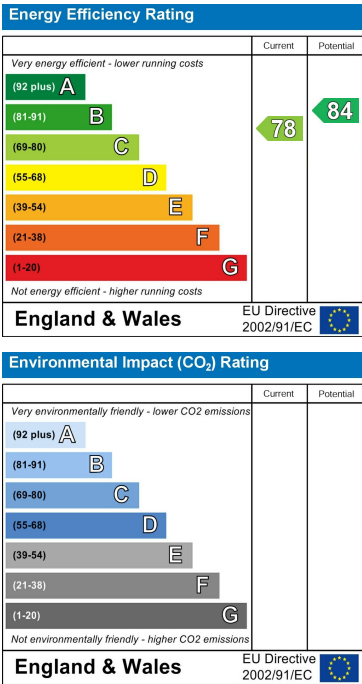
Floor Plan



Area Map



Energy Efficiency Graph



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