



## 5 The Meadows

| Skewen | SA10 6SJ

Price £330,000

Welcome to this stunning detached house located in the picturesque area of The Meadows in Skewen. This property boasts an impressive 1,776 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by two spacious reception rooms, offering plenty of space for relaxing with family or hosting guests. With five bedrooms and two bathrooms, there is ample room for everyone to enjoy their own space and privacy.

Built in 2003, this house combines modern amenities with a touch of traditional charm. The en suite bathroom adds a touch of luxury, providing a private oasis for relaxation. The conservatory is a delightful space to enjoy a cup of tea while basking in the natural light.

Outside, the property continues to impress with a garage and a driveway, ensuring plenty of parking space for you and your guests. The highlight of the outdoor area is the bar and hot tub area, perfect for hosting summer gatherings or simply unwinding after a long day.

Don't miss the opportunity to make this house your home. With its ideal location, generous living space, and fantastic outdoor amenities, this property in The Meadows is truly a gem waiting to be discovered.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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## Reception Room

18'4" x 10'8"

This is a very spacious reception with a bay window allowing for plentiful natural light and internal space for lounge seating and additional furniture. The living room offers laminate flooring throughout and features, including coving and dado rails.

## Dining Room

10'2" x 9'6"

The dining room is a good size with direct access from the kitchen for convenient serving from kitchen to table. There is laminate flooring following through from the open-plan reception and sliding doors open to the large, light-filled conservatory.

## Kitchen

10'3" x 8'2"

3.13 x 2.49

## Dining room

10'2" x 8'2"

The adjoining dining area is an open-plan space - perfect for a breakfast table. There is laminate flooring throughout and sliding doors from here open to the spacious conservatory.

## Utility Room

9'8" x 5'5"

This practical space offers additional storage for appliances and a laundry area with sink facilities. There are wall and base cabinets for storage and there is direct access to the garden and garage from here.

## Conservatory

18'9" x 10'8"

This large, garden room has laminate flooring, radiator heating and French doors open to the garden..

## WC

7'1" x 3'2"

A practical facility on the ground floor offering a white washbasin and WC with attractive wall tiling.

## Bedroom 1

18'9" x 9'9"

The principal bedroom on the first floor is exceptionally spacious with in-built storage/Dressing Room, an en suite shower room 5'11" x 4'11" (1.56 x 1.49) and access to a walk-in dressing room 7'2" x 5'0" (2.19 x 1.52)

## Bedroom 2

14'8" x 12'11"

On the second floor, this double bedroom offers plentiful space for storage. There is laminate flooring and it is an ideal space for a teenage haven or guest room.

## Bedroom 3

13'8" x 10'10"

This double bedroom is well-proportioned with twin windows, a front aspect view, laminate flooring and in-built storage.

## Bedroom 4

10'10" x 9'10"

This light and airy double bedroom enjoys in-built storage, laminate flooring and garden views.

## Bedroom 5

7'1" x 6'10"

Bedroom five offers in-built storage, laminate flooring and front aspect views.

## Bathroom

6'9" x 6'3"

The modern family bathroom offers a white three-piece bathroom suite with shower and screen over the bath, a vanity sink with integrated storage and a chrome ladder radiator.

## Outside Area

Outside you can find an array of areas such as the bar, which is perfect for enjoying and entertain in a perfect social space, adjoining onto a space perfect for a hot tub or spa, you have plenty of additional storage through the shed - which can double up as dog kennels if required and the attached garage is a perfect place for parking/storage 16'4" x 9'10" (4.98 x 2.99).

## Garden

