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12 Bay View  
Gardens  
Skewen, Neath, SA10 6NJ



## 12 Bay View Gardens

Offers In The region of £175,000

A deceptively spacious and beautifully maintained two bedroom semi detached bungalow, situated within a quiet residential area on the periphery of Skewen.

A freehold two bedroom semi detached bungalow

Situated within a quiet residential area on the periphery of Skewen

Set on a cul-de-sac with no passing traffic

Offering convenient commuter access to Jct 43 of the M4

Deceptively spacious accommodation throughout

Side porch extension and rear conservatory

Large lawn frontage and good sized enclosed rear garden

Driveway off road parking plus detached single garage









Positioned at the head of a quiet cul-de-sac within a popular residential area of Skewen, is this very well maintained two bedroom semi detached bungalow.

The property is entered via a rear facing UPVC and glazed panel front door into the side porch extension. The porch area provides a useful space to unload coats and shoes and benefits from a generous sized cloaks storage cupboard to one end. The porch area has laminate wood flooring, a window to the side and a second internal door giving access to the property.

The lounge is located to the front of the property and features a large box bay window to the front, an electric focal feature fire place to one wall and has a continuation of laminate wood flooring.

Beyond the lounge at the rear of the property is a well appointed kitchen, fitted with a matching range of contemporary base and wall mounted units, with a black laminated work surface over. The kitchen

benefits from a stainless steel sink unit positioned below a large rear window, integrated fridge and freezer, integrated electric oven with four burner gas hob, laminate wood flooring and offers space for washing machine.

A doorway at the rear of the lounge leads through into an inner hallway, providing access to the two bedrooms and shared showered room. Bedroom one is a large sized double bedroom featuring a window to the front, laminate wood flooring and a full wall of built in wardrobe storage. Bedroom two is a generous sized single bedroom featuring laminate wood flooring and a set of wooden and glazed panel internal double doors providing access to the conservatory extension.

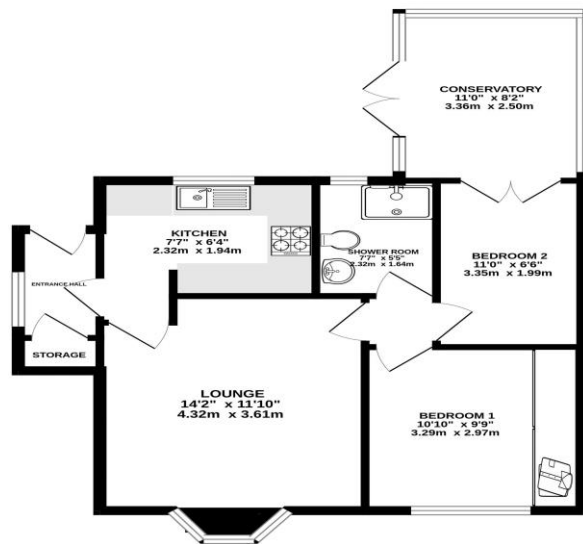
The spacious conservatory benefits from an obscured polycarbonate roof, with windows to all three sides and a set of double french door giving access to the garden. The room features laminate wood flooring and plumbed heating.

The shower room has been recently upgraded to create a walk in wet room, fitted with a pedestal wash hand basin, low level WC and a shower area. The room has a full resin floor, wall mounted heated towel rail and an obscure glazed window to the rear.

Outside to the front of the property, a shared driveway provides access off the head of a cul-de-sac to three properties. The shared driveway continues towards the private driveway for this property, with a large level lawned front garden. The driveway can comfortably provide off road parking for two vehicles ahead of the detached single garage.

The garage benefits from an electric up and over garage door, power supply and a secondary pedestrian door to the side providing direct access into the enclosed rear garden. The garden to the rear is relatively level, with a generous sandstone paved patio space. Three slight steps beyond the patio lead onto a gently sloped lawned area with a woodland outlook beyond.

**GROUND FLOOR**  
595 sq.ft. (55.3 sq.m.) approx.



**TOTAL FLOOR AREA: 595 sq.ft. (55.3 sq.m.) approx.**  
While every attempt has been made to ensure the accuracy of the dimensions contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. They give no indication of the condition of the property and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given for their operation or efficiency.  
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### Directions

SAT NAV USERS SA10 6NJ

### Tenure

Freehold

### Services

All Mains Services  
Council Tax Band  
EPC Rating D

Viewing strictly by appointment through  
Herbert R Thomas

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English | [Gwynedd](#)

### Energy performance certificate (EPC)

Property address	Property type	Property ID	Issue date
33 Alfred Street, Neath, SA11 1EH	Semi-detached bungalow	100-100-100-100	15 October 2010
Property type	Total floor area		
Semi-detached bungalow	58 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

**Energy rating and score**

This property's energy rating is D. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	82 D	80 C
39-54	E		
21-38	F		
1-20	G		

**Breakdown of property's energy performance**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



