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**53 Tennant Grove**

Skewen,  
Neath,  
Neath Port Talbot,  
SA10 6ES



# 53 Tennant Grove

Asking price £299,000

A Spacious 3/4 Bedroom Detached Dormer property located in Skewen.

Modern fitted kitchen with integrated appliances & granite worktops

Open-plan kitchen/diner with access to rear garden

Ground floor shower room & first floor en-suite bathroom

Ample off-road parking via paved driveway

Enclosed and secure rear garden with patio, lawn & storage shed

Located close to local shops, schools, and M4 corridor

Two bedrooms upstairs and study or third bedroom downstairs.









Nestled within a quiet and sought-after residential estate in Skewen, this versatile three/four-bedroom detached dormer property offers flexible living space, modern interiors, and a convenient location. Positioned close to local shops, schools, and amenities, as well as providing easy access to the M4 corridor, this property is ideally suited for families or those seeking a comfortable and adaptable home.

#### Exterior

The property is approached via a generous paved driveway, providing ample off-road parking. From here, a concrete path leads to the front entrance, while a wooden side gate offers direct access to the rear garden.

#### Ground Floor -

On entering through a UPVC front door, you are welcomed into a bright and spacious hallway with modern tiled flooring. The hallway gives access to the kitchen/diner, two reception rooms, downstairs shower room, and two storage cupboards. A wooden staircase with stylish glass panelling leads to the first floor.

Reception Room One (Front): A well-proportioned room filled with natural light from the UPVC double-glazed front window, complete with a radiator. This room can serve as a lounge, study, or an additional bedroom if required.

Reception Room Two (Rear): Can be used as a bedroom or sitting room, this flexible space benefits from sliding UPVC patio doors opening onto the rear garden, creating a bright and welcoming room.

#### Downstairs

Shower Room: Situated at the rear, this contemporary shower room is fitted with a three-piece suite comprising of a shower, WC, and hand basin. The room features stylish marble-effect tiling, a vertical towel radiator, and a frosted UPVC window.

Storage/Utility: Two useful storage cupboards are located off the hallway, one currently utilised as a utility space with plumbing and power, the other ideal for coats, shoes, or household items.

Kitchen/Diner: A standout feature of the property, this modern and spacious room combines practicality with style. The kitchen area is fitted with matching base and wall units, granite worktops, and a full range of integrated appliances including an induction hob, electric oven, microwave/grill, dishwasher, and fridge freezer. The dining and sitting area offers ample room for a dining table and chairs, as well as a sofa, complemented by an electric fireplace for a cosy atmosphere. Dual access to the garden is provided via sliding patio doors, while the front-facing UPVC window adds additional light. The room is completed with three vertical radiators and tiled flooring.

#### First Floor -

Landing: Carpeted with access to a storage cupboard housing the gas combination boiler.

Bedroom One (Front): A spacious double bedroom with fitted carpet and built-in wardrobes offering excellent storage. The room is served by a luxurious en-suite bathroom, complete with four-piece suite including a bath, separate shower, WC, and hand basin. Finished with tiled flooring, tiled splashbacks, vertical towel rail, and a Velux window, this en-suite provides both comfort and convenience.

Bedroom Two: A generous dual-aspect double bedroom with UPVC double-glazed windows to the front and a Velux window to the rear. This room also benefits from built-in storage, fitted carpet, and two radiators.

#### Rear Garden

The enclosed rear garden offers a secure and private outdoor space, ideal for both relaxation and entertaining. Immediately from the kitchen/diner lies a paved patio area, perfect for dining or seating. Beyond a wooden fence, the garden opens to a lawned area with a concrete path leading to the rear gate. The garden also benefits from side access on both sides of the property, as well as a shed providing





## Directions

For Satnav users SA10 6ES

## Tenure

Freehold

## Services

All main services and metred.

Council Tax Band C

EPC Rating B

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8/20/25, 4:30 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
<b>Address</b> 13, Sunset Drive Neath SA10 6ES	<b>Energy rating</b> <b>B</b>	<b>Valid until:</b> 19 March 2028 <b>Certificate number:</b> 8888-7037-8766-7888-8932
<b>Property type</b> Detached bungalow		
<b>Total floor area</b> 71 square metres		

**Rules on letting this property**

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

You can read [guidance for landlords on the regulations and exemptions](#) ([https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance](#)).

**Energy rating and score**

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificates/8888-7037-8766-7888-8932/printout>

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**hrt** Est. 1926 **RICS**

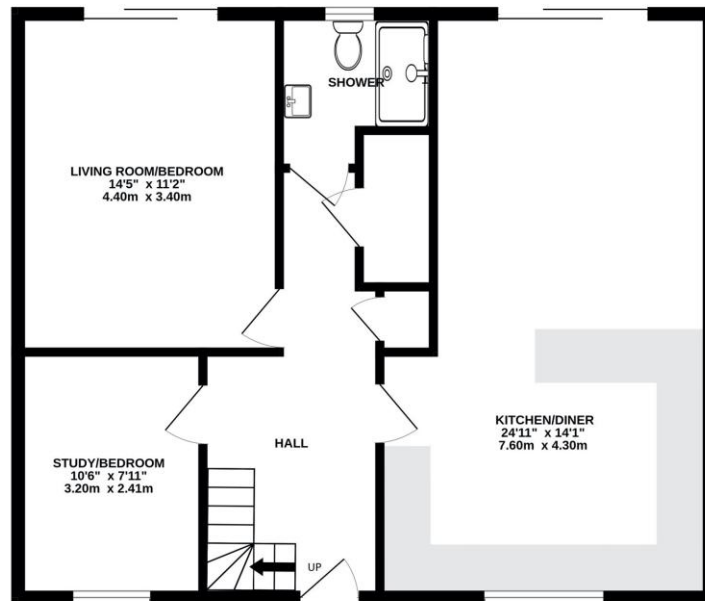
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



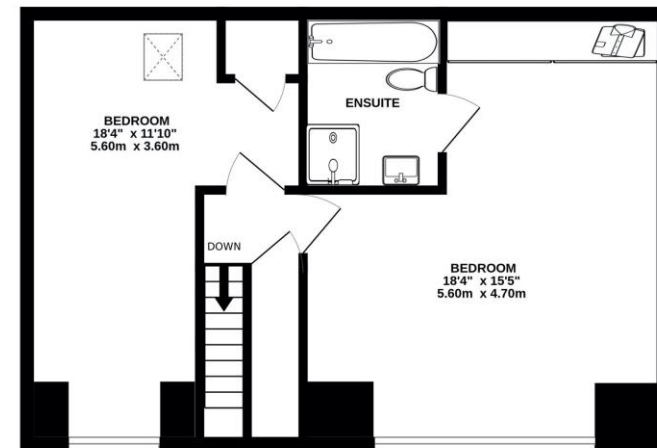




GROUND FLOOR  
737 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (112.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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