

**Talbot Road
Skewen
Neath
Neath Port Talbot.**

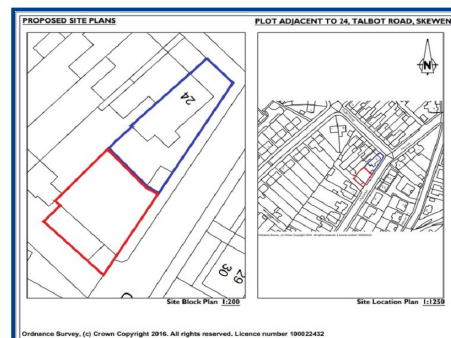
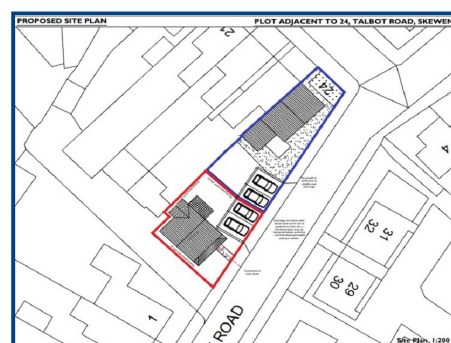
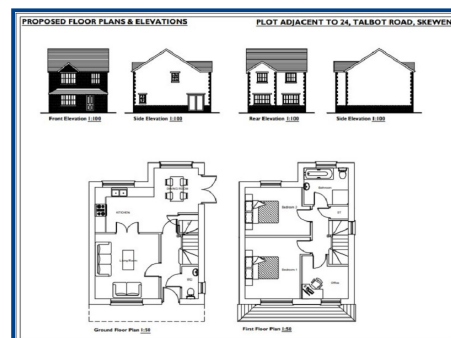
Price £59,950



- PLOT WITH FULL PLANNING P2016/0830
- TWO STOREY DETACHED DWELLING + PARKING
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO LOCAL AMENITIES
- IDEAL INVESTMENT OPPORTUNITY

General Description

Exciting opportunity to acquire a plot with full planning permission for a two storey detached dwelling in the popular location of Skewen, Neath. This versatile site offers the potential to build a superb two-bedroom home, perfectly suited to a variety of lifestyles.



Talbot Road, Skewen, Neath, Neath Port Talbot.

Property Description

Nestled in the heart of Skewen, Neath, this exceptional plot presents a rare opportunity for those seeking to create their dream home. Boasting full planning permission for a two-storey detached dwelling, the site is ideally suited to accommodate a spacious two-bedroom residence, perfectly blending modern living with a desirable location.

Set within a thriving community, the plot benefits from an attractive garden and associated parking, ensuring convenience and ample outdoor space for relaxing, entertaining, or cultivating your own tranquil retreat. Whether envisioned as a family starter home or a stylish downsizer's haven, this plot allows for personalisation and creativity, making it a standout offering in the area.

Skewen itself is renowned for its blend of village charm and excellent amenities. A variety of local shops, cosy cafes, and friendly pubs are all within easy reach, alongside convenient transport links to Neath, Swansea, and the wider South Wales region. Nature lovers can take

advantage of the nearby Gnoll Country Park, perfect for woodland walks, picnics, and outdoor activities, while the quick access to scenic Afan Forest Park opens up further possibilities for mountain biking and hiking adventures. Families will appreciate proximity to reputable local schools and leisure centres, making the location as practical as it is appealing.

Opportunities to secure such a well-positioned and generously sized plot in Skewen are rare. Arrange a viewing to discover the potential this outstanding property offers and take the first step towards designing your perfect home.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

TBC



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.