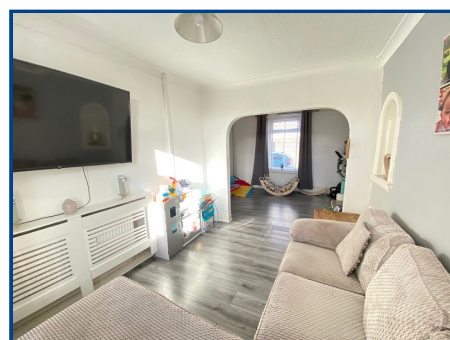
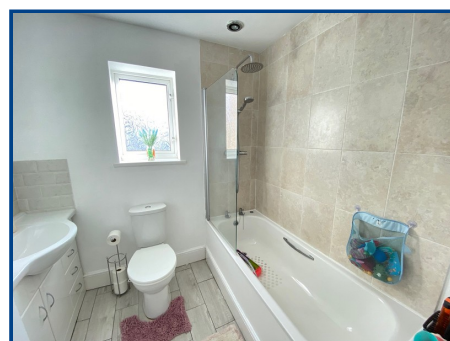


**Springfield Road  
Skewen  
Neath  
Neath Port Talbot.**

**Price £135,000**



- **END OF TERRACE PROPERTY**
- **3 BEDROOMS**
- **SITTING ROOM TO LOUNGE**
- **KITCHEN / DINER**
- **ENCLOSED TIERED REAR GARDEN**
- **SITUATED WALKING DISTANCE TO AMENITIES**
- **IDEAL FIRST PURCHASE / INVESTMENT OPPORTUNITY**
- **NO CHAIN**



## **General Description**

**EPC Rating: D63**

Situated in the heart of Skewen, Neath, this charming end of terrace property seamlessly blends comfort with convenience, making it an ideal choice for families and professionals alike. Beautifully presented throughout, the home offers a light and inviting ambiance from the moment you step inside.

## Property Description

Presenting a beautifully maintained end of terrace property, this inviting three-bedroom home is ideally situated in the heart of Skewen, Neath. Immaculately presented throughout, the residence provides a warm welcome from the moment you enter, offering bright and spacious accommodation that is perfectly suited for families, first-time buyers, or those seeking a convenient lifestyle.

The ground floor opens into cosy living areas filled with natural light, while the first floor hosts a well-appointed family bathroom. Each bedroom offers comfortable proportions, providing flexibility for growing families or those seeking a dedicated home office or guest room.

Step outside to discover a fully enclosed low maintenance rear garden—an ideal spot for relaxing & entertaining.

This home enjoys a prime location within walking distance of Skewen's array of local amenities. From supermarkets and independent shops to cosy cafes and essential services, everything you need is close at hand. Excellent transport links connect you to Neath town centre and Swansea, while the nearby M4 ensures effortless commuting further afield.

Nature lovers will appreciate the proximity to Gnoll Country Park & The Gower Peninsula, offering plenty of opportunities for scenic walks, cycling, and family outings. Renowned local schools and leisure facilities further enhance the appeal of this superbly positioned home.

This delightful property is ready to move straight into—viewings are highly recommended to appreciate all it has to offer. Book your visit today to experience the charm and convenience for yourself.

## Entrance Hall

Entrance to hallway, stairs leading to the first floor, laminated flooring, radiator.

## Sitting Room / Lounge (9' 10" x 13' 01") or (3.00m x 3.99m)

Window to front & side, laminated flooring radiator. Opening to the lounge, French patio doors leading out to the rear decking area. Storage cupboard housing electric meter, laminated flooring, radiator.

## Kitchen/Diner (41' 4" x 35' 9") or (12.60m x 10.90m)

Window to & door to the side, giving access to rear garden. A range of wall and base units with work top over, electric oven, gas hob with extractor fan above. Tiled for splash back, plumbing for washing machine, space for tumble dryer, fridge freezer, tiled flooring.

## 1st Floor Landing

Landing area, attic entrance which is boarded, with pull down ladder. Doors leading to;

## Bedroom 1 (10' 10" x 15' 02") or (3.30m x 4.62m)

Window to front, laminated flooring, radiator.

## Bedroom 2 (10' 11" x 9' 03" ) or (3.33m x 2.82m)

Window to front, laminated flooring, radiator.

## Bedroom 3 (10' 06" x 10' 02" ) or (3.20m x 3.10m)

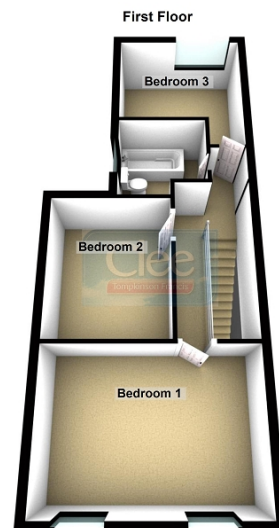
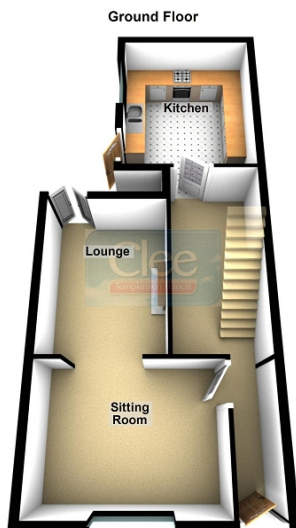
Window to rear, laminated flooring, radiator.

## Bathroom (6' 10" x 7' 02") or (2.08m x 2.18m)

Panelled bath with shower over with glass screen, vanity wash hand basin, WC, heated towel rail. Laminated flooring, partially tiled walls, spot lights to ceiling, window to side.

## EXTERNALLY

Enclosed low maintenance rear garden, gated side access. Decked tiered garden leading to lawn, timber shed.



### Important notice

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### 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](mailto:surveys@ctf-uk.com).