

**Cardonnel Road  
Neath  
Neath Port Talbot.**

Price **£265,000**



- DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING FOR THREE VEHICLES
- FAMILY HOME

**General Description**

Situated in the desirable area of Skewen, Neath, this detached family home is perfectly positioned for both comfort and convenience.

**Cardonnel Road, Neath, Neath Port Talbot.**

## Property Description

For sale in the ever-popular village of Skewen, Neath, this spacious detached family home presents an exceptional opportunity for those seeking a blend of comfort, convenience, and accessibility. Upon arrival, an inviting porch welcomes you into the property, with a hallway that leads seamlessly to a sizeable lounge – perfect for relaxing after a long day. The versatile sitting room and dining area offer ample space for entertaining guests or enjoying family meals, while the well-appointed kitchen provides a practical layout ideal for home cooking. A convenient ground floor WC completes the downstairs layout.

Upstairs, the property accommodates three generously proportioned bedrooms, along with a modern family bathroom designed for relaxation. Externally, the home boasts an attractive lawn frontage and off road parking for up to three vehicles. Side access leads to a low maintenance, enclosed rear garden featuring a patio seating area – an excellent spot for outdoor dining or unwinding in the fresh air.

Perfectly positioned for commuters, the property benefits from excellent transport links, with the A465 and M4 corridor just a short drive away, making both Swansea and Cardiff within easy reach. Daily necessities are catered for with a range of local amenities close by, including shops, schools, and parks. Reliable bus routes and a nearby train service ensure effortless travel to surrounding areas, enhancing the appeal for families and professionals alike.

Don't miss the chance to make this desirable Skewen home your own. Arrange a viewing today to experience everything this property has to offer.

### Porch (2' 7" x 5' 11") or (0.80m x 1.81m)

Door to hallway.

### Hallway (12' 4" x 5' 11") or (3.75m x 1.81m)

Window to porch, wall mounted consumer unit, radiator, laminate flooring.

### Lounge (15' 3" x 12' 6") or (4.66m x 3.81m)

Window to front, radiator, laminate flooring.

### Sitting Room / Dining Room (11' 9" x 18' 8") or (3.57m x 5.68m)

Window to side and rear, electric fireplace, radiator, laminate flooring.

### Kitchen (14' 6" x 11' 2") or (4.41m x 3.40m)

Window to side & rear, range of wall and base fitted units with work top over, sink unit, integrated oven, hob, plumbing for washing machine, storage cupboard, tiled flooring.

### Rear Porch (3' 5" x 3' 0") or (1.04m x 0.91m)

Door to rear, radiator, tiled flooring.

### W.C. (5' 1" x 3' 6") or (1.55m x 1.07m)

Frosted window to side, wall mounted consumer unit, tiled flooring.

### First Floor Accommodation. (10' 5" x 9' 11") or (3.18m x 3.02m)

Window to side, airing cupboard with wall mounted gas heating system, access to loft. Doors leading to.

### Bedroom 1 (10' 5" x 11' 7") or (3.18m x 3.54m)

Window to rear, wall fitted wardrobes, radiator, laminate flooring.

### Bedroom 2 (15' 0" x 12' 4") or (4.56m x 3.75m)

Window to front, wall fitted wardrobes, radiator, laminate flooring.

### Bedroom 3 (7' 6" x 7' 11") or (2.29m x 2.42m)

Window to front, wall fitted wardrobes, radiator, laminate flooring.

### Wet Room (9' 2" x 6' 10") or (2.79m x 2.09m)

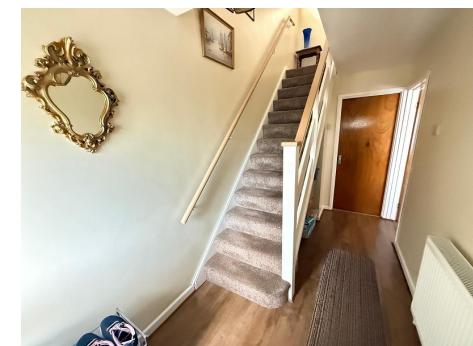
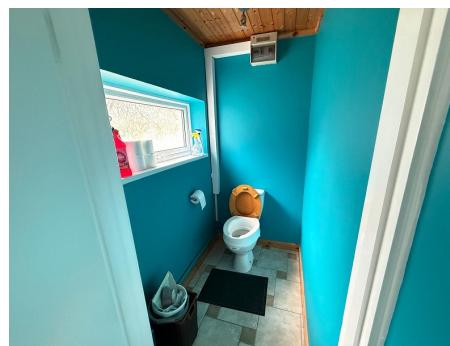
Frosted window to rear, walk in shower, WC, hand basin, radiator.

### External

Lawn frontage with off road parking for three vehicles, side access leading to enclosed low maintenance tiered rear garden with patio seating area.

### Services

Mains electricity, mains water, mains gas, mains drainage



### 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).

