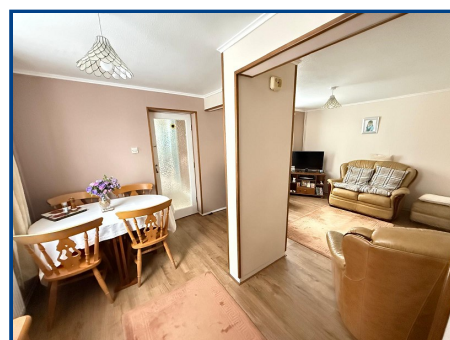
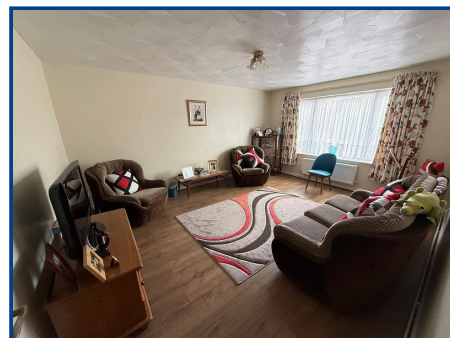


**Cardonnel Road
Neath
Neath Port Talbot.**

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)

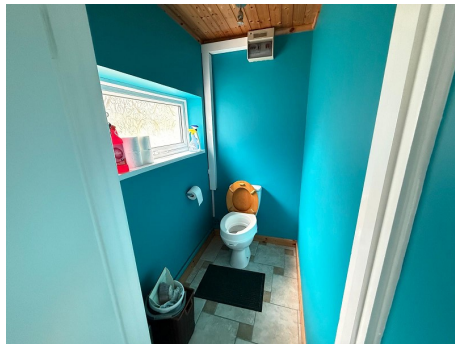
Frosted window to rear, walk in shower, WC, hand basin, radiator.

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

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.

