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2 Glan Yr Afon  
Skewen  
Neath  
SA10 6BE



## 2 Glan Yr Afon

Asking price **£340,000**

A beautifully presented and significantly extended semi-detached family home offering three generous reception rooms, three double bedrooms, a large loft conversion space and an expansive private garden.

Traditional stone-built semi-detached home located on a quiet no-through lane

Impressive two-storey side extension

Three reception rooms plus a recently upgraded utility room

Modern bi-fold doors opening onto an expansive, private front garden

Three double bedrooms, two with private en-suite shower rooms

Fully insulated loft conversion with a fixed staircase for access

A beautifully appointed fitted kitchen with central island

Level hard-standing driveway for one large vehicle

Two stone built outbuilding with power supply

Less than five minutes' drive to the M4









Set along a quiet no-through lane just off Cardonnel Road, this traditional stone-built semi-detached home enjoys an idyllic setting within the popular village of Skewen. Beautifully extended to the side over two storeys, the property now offers an impressive open-plan kitchen and living space, complete with modern bi-fold doors that open effortlessly onto the expansive, private garden — creating the perfect indoor–outdoor family hub.

The first floor of the extension provides a superb master suite featuring a generous walk-in dressing room and a contemporary en-suite shower room.

Inside, the home offers three versatile reception rooms, a recently upgraded utility room and three double bedrooms, two of which benefit from private en-suite shower rooms. A fully insulated loft conversion, accessed via a fixed staircase, provides an excellent additional room — ideal as a home office, hobby space or snug — and features eaves storage, a Velux-style window and a built-in media wall. The family bathroom has been carefully styled to retain the property's period charm, complete with a roll-top bath, pedestal basin, low-level WC and traditional single-glazed shower cubicle.

The beautifully appointed kitchen forms the heart of the home, boasting a central island, quartz worktops, integrated double oven, electric hob, wine cooler, dishwasher and a sunken quartz sink with instant boiling water tap. Oak flooring flows through the lounge and dining areas, where an ornate feature fireplace adds a further touch of character.

Externally, the property offers a level hard-standing driveway for one large vehicle, two outbuildings with power supply and a small courtyard adjacent to the composite stable door, which serves as the main day-to-day entrance.

The principal garden lies to the front, bordered by mature trees and shrubs, offering a generous lawn and a raised, sheltered decked area for outdoor dining and relaxation.

Most UPVC double-glazed units have been recently replaced, and the property benefits from all mains services.

Ideally positioned within walking distance of shops, restaurants, medical practices, a train station and a primary school — and less than five minutes from the M4 — this superb home offers the perfect blend of character, convenience and modern family living.







## Directions

SAT NAV USERS SA10 6BE

## Tenure

Freehold

## Services

All Mains Services  
Council Tax Band D  
EPC Rating

Viewing strictly by  
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### Energy performance certificate (EPC)

2 Glen Yr Afon Street NEATH SA10 6BE	Energy label <b>D</b>	Valid until 17 January 2036
	Certificate number 0000 2578-1520-2585-0731	

Property type Semi-detached house  
Total floor area 166 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 requirements and exemptions for energy ratings for rented properties](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/640000/guidance-for-landlords-on-the-requirements-and-exemptions-for-energy-ratings-for-rented-properties.pdf) (https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/640000/guidance-for-landlords-on-the-requirements-and-exemptions-for-energy-ratings-for-rented-properties.pdf).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.  
[See how to improve this property's energy efficiency](#)

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

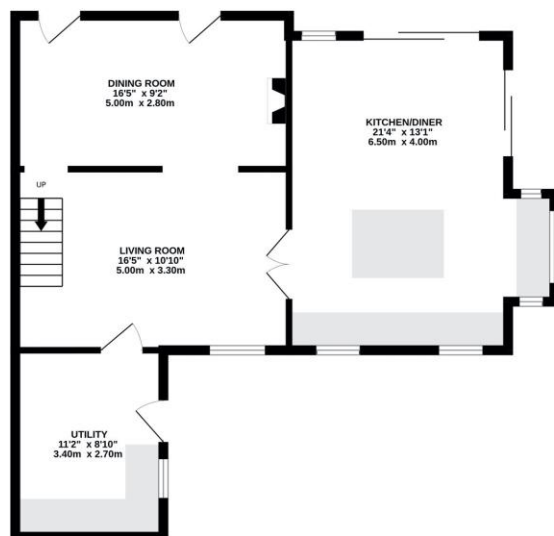
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



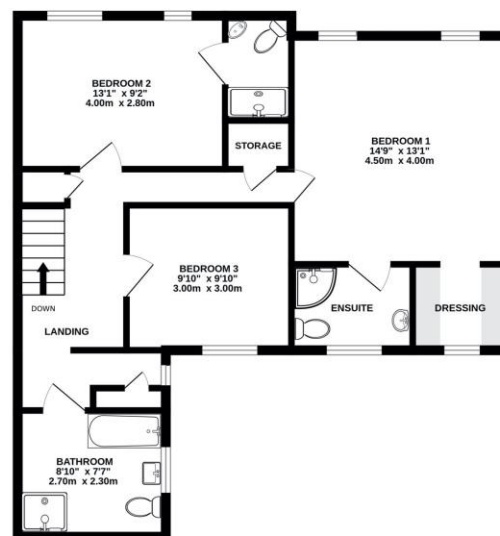




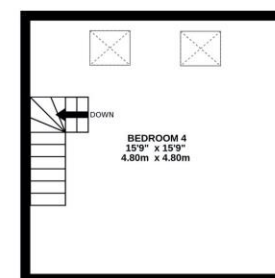
GROUND FLOOR  
688 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR  
673 sq.ft. (62.6 sq.m.) approx.



2ND FLOOR  
248 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 1610 sq.ft. (149.6 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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