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1 Goshen Park
Skewen,
Neath,
Neath Port Talbot,
SA10 6PT

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Asking price

O.I.E.O £169,950

A well-presented three-bedroom semi-detached property occupying an attractive corner plot in Skewen. This lovely home benefits from off-road parking, a private driveway, and a detached garage, offering excellent convenience for families or commuters.



Two bathrooms

Garage

Drive way

Large corner plot





Ideally located, the property sits within close proximity to local schools, shops and everyday amenities, making it a popular choice for those seeking comfort and accessibility.

External

The property enjoys generous outdoor space, including a large lawned front garden and a sunny patio area positioned perfectly to catch the afternoon light. To the rear, a private patio garden provides a quiet, enclosed space. The driveway extends to the rear kitchen door, offering ease of access.

The front of the property is approached by a shared pathway, with concrete steps leading to a UPVC front door.

Ground Floor

Front Porch A bright and welcoming porch fitted with wood-effect vinyl flooring, featuring UPVC double-glazed windows to the front and side. Provides direct access into the living room.

Reception Room

A spacious, open-plan reception area divided by a decorative archway, creating two well-defined spaces ideal for living and dining. The room benefits from carpeted flooring, two UPVC double-glazed windows (front and rear), and two radiators positioned beneath each window. A wooden staircase, finished with matching carpet, is located within the room.

Kitchen

Positioned to the rear, the modern kitchen is fitted with matching wall and base units, an integrated oven and hob, and a stainless-steel sink and drainer. Space is provided for additional free-standing appliances. A UPVC double-glazed window and side door offer direct access to both the rear garden and driveway.

Downstairs Shower Room

Conveniently accessed from the living room, the shower room is fully tiled and fitted with a three-piece suite comprising a shower, hand basin and WC. A vertical radiator is also installed.

First Floor

The landing area is carpeted and includes a UPVC double-glazed window to the side, allowing natural light to filter through.

Bedroom One

A spacious double bedroom located at the front of the property, featuring fitted mirrored wardrobes, matching carpet and a UPVC double-glazed window with radiator beneath.

Bedroom Two

Another comfortable double bedroom situated to the rear, mirroring the finishes of bedroom one, with fitted wardrobes, carpeted flooring and a UPVC window.

Bedroom Three

A versatile single bedroom ideal for use as a home office or study. Benefits include fitted carpet, UPVC window to the front, radiator and built-in cupboards, one of which houses the boiler.

Family Bathroom

A fully tiled bathroom fitted with a three-piece suite including a bath with shower attachment, hand basin with built-in storage, and WC. The room has a frosted UPVC window and radiator.





Directions

For Satnav users SA10 6PT

Tenure

Freehold

Services

All main services and metred.

Council Tax Band C

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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Energy performance certificate (EPC)



Property type: Semi-detached house
Total floor area: 81 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 regulations and exemptions](#) (<https://www.gov.uk/guidance/energy-performance-certificate-guidance-for-landlords>)

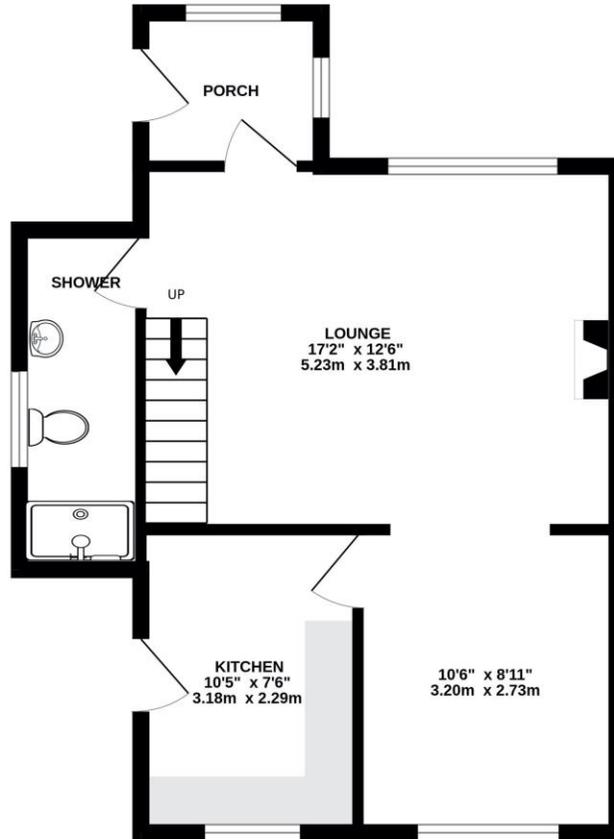
Energy rating and score

This property's energy rating is C. It has the potential to be C.

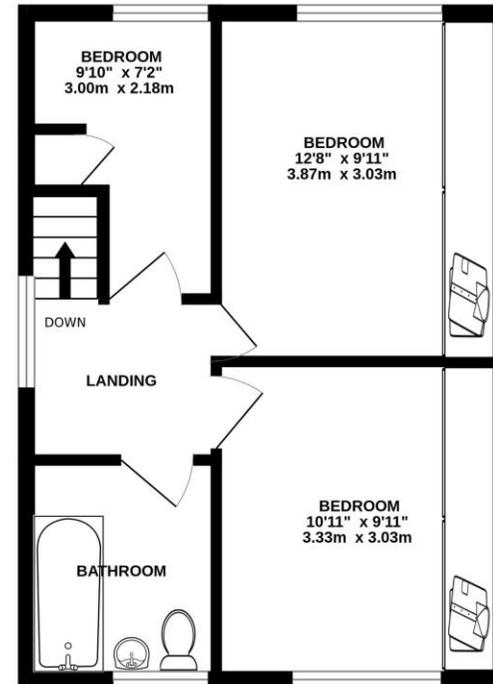
[See how to improve this property's energy efficiency](#)



GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.5 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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