



61 Parc Wern, Neath – SA10 6AX
Neath

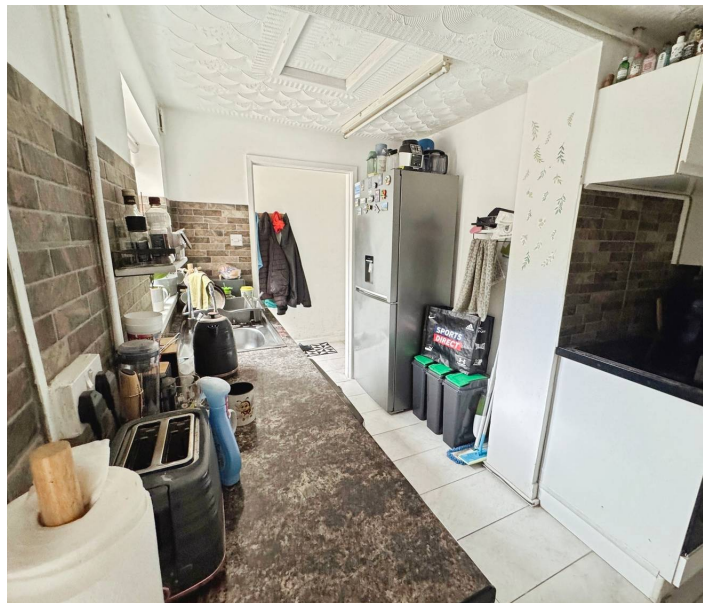
£175,000

61 Parc Wern

Neath

Welcome to this inviting three bedroom semi detached house, perfectly positioned in a popular area of Skewen. Step inside to find two spacious reception rooms, offering plenty of flexibility for relaxing or entertaining family and friends. The kitchen is a practical space with everything you need close at hand, while the handy downstairs wet room adds extra convenience for busy households. Upstairs, you'll find three comfortable bedrooms and a bathroom, making morning routines a breeze. The property also benefits from off road parking and a garage (ideal for extra storage or keeping your car secure). Whether you're looking to get on the property ladder or searching for a home that ticks all the right boxes, this is an ideal first time purchase. The location is great for local amenities, schools, and transport links, so you can enjoy the best of both convenience and community. With its versatile layout and welcoming feel, this house is just waiting for someone to make it their own. Don't miss your chance to view - get in touch today and see what this fantastic home has to offer.

- Three bedroom semi detached house
- Situated in a popular area of Skewen
- Two reception rooms
- Downstairs wet room and first floor bathroom
- Enclosed rear garden
- Off road parking and garage
- Ideal first time purchase





Entrance

Via PVCu door into the hallway.

Hallway

Emulsioned ceiling and walls, tiled flooring, carpeted staircase leading to the first floor and radiator.

Opening into reception 1 and door leading to reception 2.

Reception 1

12' 1" x 14' 0" (3.68m x 4.26m)

Emulsioned and coved ceiling, emulsioned walls, laminate flooring, PVCu double glazed window to the front of the property and radiator. Feature electric fire surround with marble back and hearth.

Reception 2

10' 4" x 12' 0" (3.16m x 3.67m)

Emulsioned and coved ceiling, emulsioned walls, tiled flooring, PVCu double glazed window to the rear of the property and radiator. Door leading into the kitchen.

Kitchen

12' 2" x 11' 1" (3.72m x 3.39m)

L shaped room measured to the widest points.

Artexed ceiling with loft access, part emulsioned / part tiled walls, radiator and tiled flooring. A range of wall and base units with complementary work surface housing a stainless steel sink drainer. PVCu double glazed window to the side of the property, space for freestanding fridge/freezer and plumbing for automatic washing machine. Integrated electric oven with induction hob, door leading into the pantry and opening into the inner porch.



Inner porch

Artexed and coved ceiling, emulsioned walls, tiled flooring, PVCu double glazed door with obscured glass leading to the rear of the property and door leading into the wet room.

Wet room

5' 9" x 8' 9" (1.75m x 2.66m)

Emulsioned ceiling, fully tiled walls, tiled flooring, chrome towel rail radiator and PVCu double glazed window with obscured glass to the rear of the property. Two piece suite comprising low level WC, wall mounted sink/pedestal and shower.

Landing

PVCu double glazed windows to the front and side, emulsioned and coved ceiling, emulsioned walls and fitted carpet. Four doors leading off.

Family bathroom

6' 3" x 5' 7" (1.90m x 1.69m)

Emulsioned and coved ceiling, fully tiled walls, tiled flooring, radiator and PVCu double glazed window with obscured glass to the side of the property. Three piece suite comprising low level WC, sink/pedestal and paneled bath with overhead shower.

Bedroom 1

9' 7" x 13' 10" (2.93m x 4.22m)

Emulsioned and coved ceiling, emulsioned walls, laminate flooring, PVCu double glazed window to the rear and radiator.

Bedroom 2

8' 5" x 14' 1" (2.57m x 4.28m)

Emulsioned and coved ceiling, emulsioned walls, PVCu double glazed window to the front, laminate flooring and radiator.

Bedroom 3

10' 3" x 6' 2" (3.13m x 1.88m)

Emulsioned and coved ceiling, emulsioned walls, laminate flooring, PVCu double glazed window to rear of the property and radiator. Wall mounted combination boiler and built in storage cupboard.

Outside

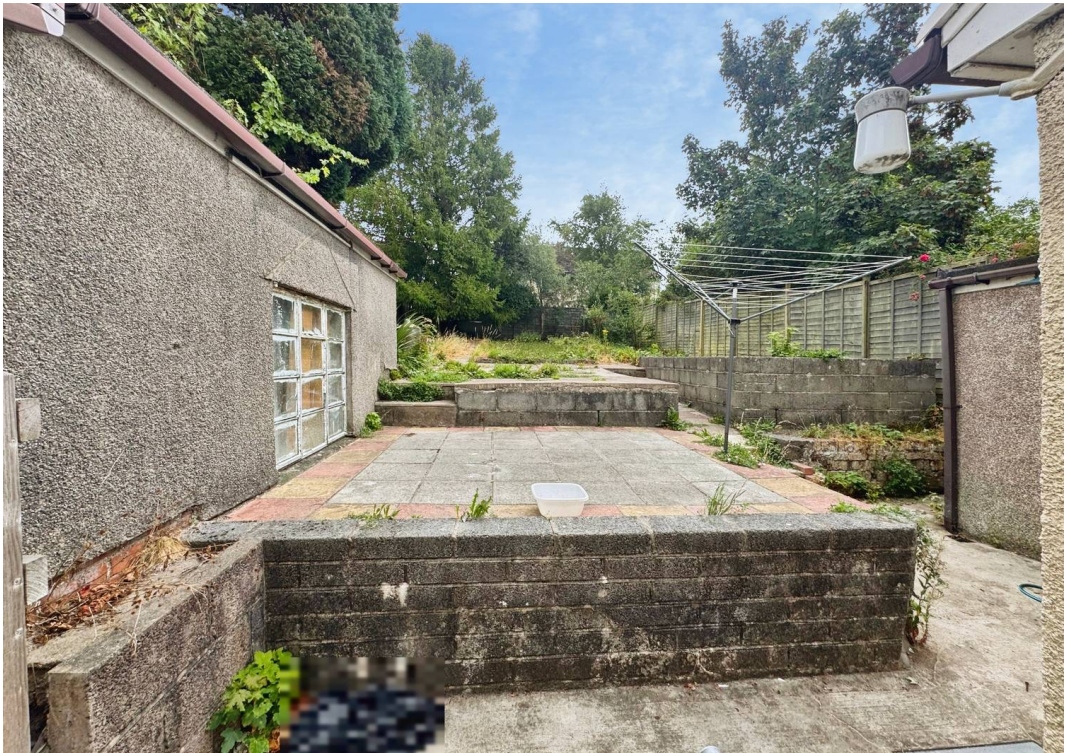
Off road parking for one vehicle. Wrought iron gates leading to a carport for further parking, leading to the garage and rear garden. The front garden is laid to Pavia brick and pathway leading to the main entrance. The rear garden is enclosed with wooden panel fencing, patio area and steps leading to a tiered area laid to lawn.

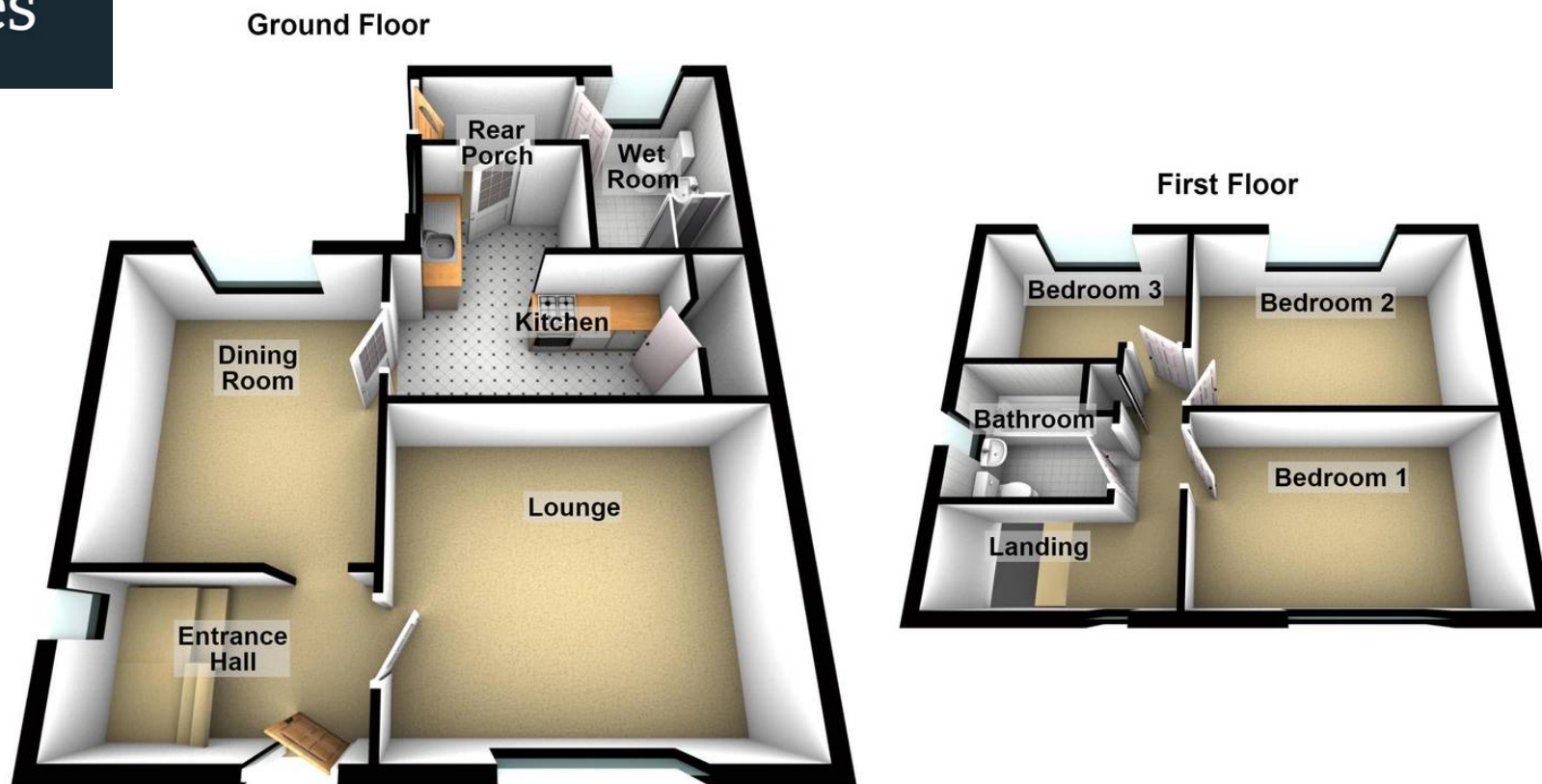


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales





61 Parc Wern, Skewen

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