



1 Back Drive, Skewen, Neath, Glamorgan, SA10 6SB

Offers In Excess Of £410,000

An individually built spacious detached family home offering good sized versatile accommodation. The accommodation comprises to the ground floor of an entrance hall, shower room, spacious lounge, kitchen/breakfast room, bedroom two with a dressing area and en-suite and bedroom three. On the first floor you will find a spacious landing/study leading to the main bedroom with dressing area a further en-suite. (On this floor there is potential to add an additional bedroom). Externally is a driveway for several vehicles leading to the double garage. There is a good sized enclosed rear garden with a paved patio area leading to a lawned garden. Located in the popular Village of Skewen with easy access to M4, close to local schools & amenities and a short drive to Neath & Swansea City Centre. Viewing comes highly recommended to appreciate this accommodation. EPC Rating-TBC.

Main Dwelling



Entrance Hall 14'3" x 4'0" x 25'11" (4.36 x 1.24 x 7.92)



L-shape hallway with spotlights to ceiling, wood effect laminate flooring, two radiators and stairs leading to first floor.

Shower room/w.c 6'11" x 5'8" (2.13 x 1.74)



Shower cubicle, low level w.c., sink in vanity unit, tiled flooring, chrome wall mounted towel warmer, partially tiled walls, window to side.

Lounge 18'4" x 11'9" (5.61 x 3.60)



Feature fireplace with electric fire (not tested), radiator, window to front.



Bedroom Two 11'10" x 11'10" (3.62 x 3.61)



Double bedroom with dressing area and family bathroom, radiator, window to rear.



Dressing Area 8'4" x 6'0" (2.56 x 1.84)



Spotlights to ceiling, wall mounted gas boiler.

En-suite 9'3" x 5'11" (2.84 x 1.82)



Corner shower cubicle, panel bath, pedestal wash hand basin, low level w.c., oak effect tiled flooring, partially tiled walls, chrome wall mounted towel warmer, spotlights to ceiling, window to rear.

Bedroom three/second reception room 13'9" x 10'4" (4.21 x 3.17)



Window to rear, radiator.



Kitchen/Breakfast Room 18'5" x 10'5" (5.62 x 3.18)



Range of base & wall units with quartz granite worktops and stainless steel inset sink, integrated fridge/freezer and washing machine, double oven & hob with quartz granite splashback and extractor hood over, tiled flooring, spotlights to ceiling, radiator, window to front.



Inner Lobby Area 5'6" x 7'8" (1.68 x 2.35)



With stairs leading down to integral double garage, spotlights to ceiling, tiled flooring, door to side.

First Floor

Landing Area/Home Office 16'2" x 15'7" (4.94 x 4.75)



Spacious landing area ideal for home office with spotlights to ceiling, two radiators, dual aspect windows to front & rear.



Bedroom One 21'10" x 12'0" (6.68 x 3.68)



With dual aspect windows to front and side, spotlights to ceiling, two velux windows to side, two radiators, opening into dressing area.



Dressing Area 4'7" x 11'5" (1.40 x 3.50)



Spotlights to ceiling, door to bathroom and radiator.

En-suite 8'0" x 11'1" (2.45 x 3.40)



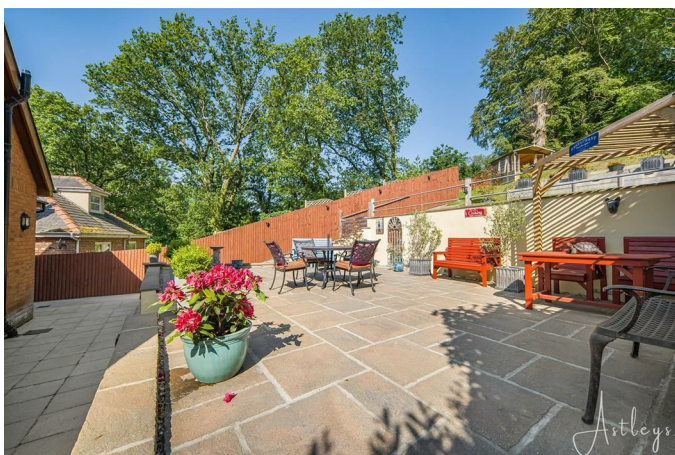
Jacuzzi corner bath, vanity low level w.c. & wash hand basin with granite surface, wood effect laminate flooring, partially tiled walls, spotlights to ceiling, chrome wall mounted towel rail, dual aspect windows to side & rear.



Rear Garden



Enclosed sloped garden with side access, good size paved patio and further lawn area.



Internal garage view



Double garage & off road parking to front 18'11" x 22'10" (5.79 x 6.96)

Spacious integral double garage plumbed for washing machine with power & light, radiator, two electric garage doors and off road parking for several vehicles to front.

Drone photograph



AGENTS NOTE

Council Tax

Band:

F

Annual Price:

£3,671

AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

31 Mbps

Ultrafast

1800 Mbps

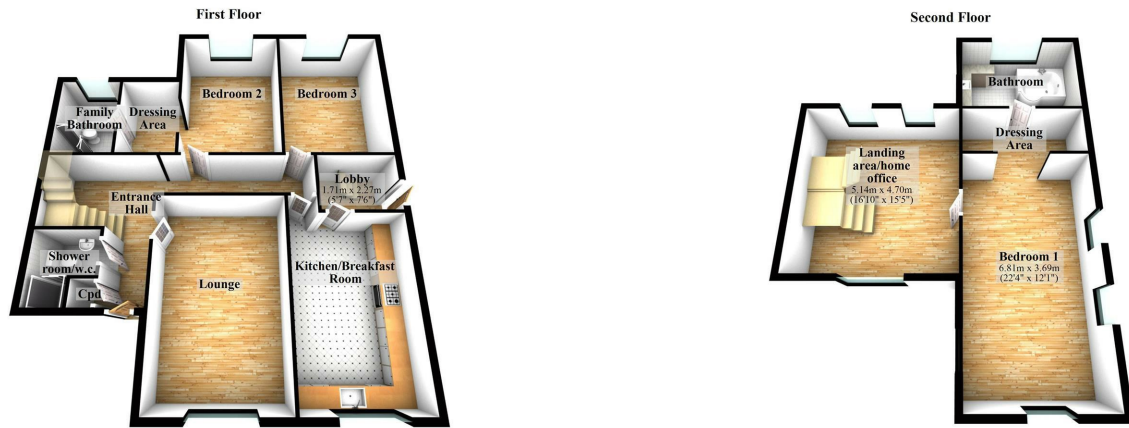
Satellite / Fibre TV Availability

BT

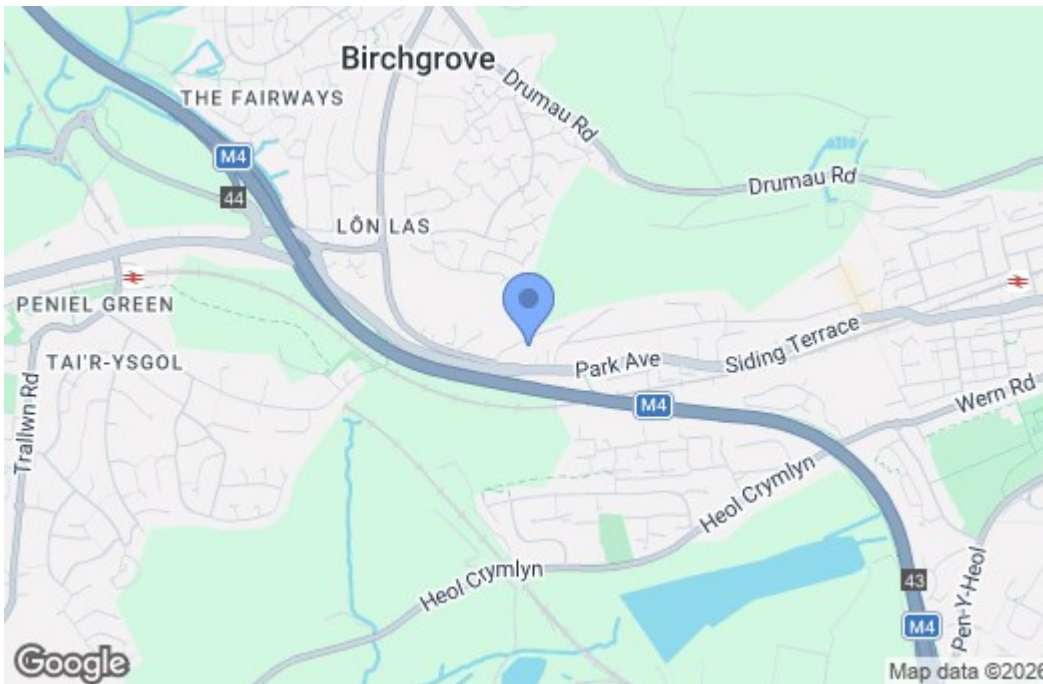
Sky

Virgin

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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