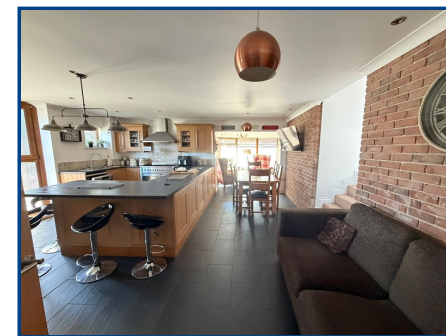
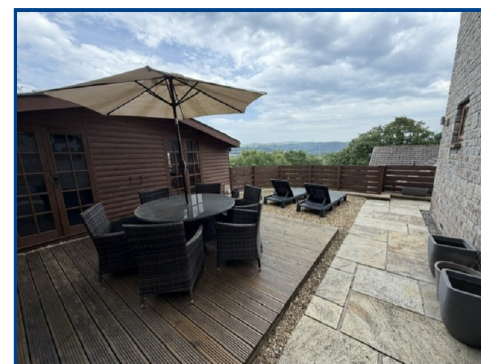


**Rose Villas
Skewen
Neath
Neath Port Talbot.**

Price **£579,999**



- EXECUTIVE DETACHED PROPERTY
- 4 BEDROOMS + ENSUITE TO MAIN
- LOUNGE
- KITCHEN / BREAKFAST / DINING ROOM
- CLOAKROOM & UTILITY ROOM
- CONSERVATORY
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- EXTERNAL GAMES ROOM
- EXTENSIVE MOUNTAINSIDE VIEWS



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

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 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

General Description

Positioned in the sought-after area of Skewen, Neath, this executive, individually designed home promises a lifestyle of comfort and elegance. Call us today to experience this beautiful property?

Rose Villas, Skewen, Neath, Neath Port Talbot.

Property Description

Nestled in the sought-after area of Skewen, Neath, this executive, individually designed detached property offers a rare opportunity to secure an immaculately presented home with breath-taking mountainside views. Thoughtfully created for modern family living, the property boasts four well-proportioned bedrooms, including a luxurious main suite complete with ensuite, providing an ideal retreat at the end of the day.

From the welcoming lounge to the bright and spacious kitchen breakfast room—perfect for casual dining with the family—this residence exudes style and quality throughout. An impressive conservatory seamlessly connects to the main living space, offering panoramic views of the surrounding landscape and a wonderful setting for relaxing or entertaining guests.

Practicality meets elegance with a stylish cloakroom, a versatile utility and shower room, as well as a pristine family bathroom. Impeccably maintained and thoughtfully laid out, the interiors make day-to-day living both comfortable and convenient.

Outside, the extensive driveway provides ample parking for several vehicles, making hosting gatherings or accommodating a busy household effortless. The property's vantage point affords far-reaching views across the scenic Neath Valley and the surrounding mountains, creating a sense of space and tranquillity seldom found so close to the town.

Located within easy reach of Skewen's local amenities, you will find reputable schools, charming local pubs, and

convenient shops all close by. The vibrant centre of Neath offers a wealth of shopping, dining and leisure facilities, while swift road and rail connections make commuting to Swansea, Cardiff, or the spectacular beaches of the Gower Peninsula straightforward.

Properties of this calibre, set in such an enviable location, are rarely available. Arrange a viewing today to fully appreciate all this outstanding home has to offer.

Entrance Hall (10' 09" x 9' 05") or (3.28m x 2.87m)

Entrance to hallway, laminated flooring, under stairs storage cupboard. Staircase leading to the 1st floor. Under floor heating to the ground floor.

Storage Room (5' 05" x 4' 04") or (1.65m x 1.32m)

Window to the rear, wall mounted gas central heating boiler, tiled flooring. Wall mounted electric consumer unit.

Cloak Room (5' 05" x 4' 02") or (1.65m x 1.27m)

Window to the rear, low-level WC, wall mounted hand basin, heated towel rail, tiled flooring.

Lounge (16' 08" x 14' 06") or (5.08m x 4.42m)

Bay window to the front, windows to the side, French doors opening to the rear. Spotlights to the ceiling.

Kitchen/ Dining & Lounge Area (18' 08" x 18' 0") or (5.69m x 5.49m)

Bay window & windows to the front. A range of wall & base fitted units with work top over, bowl & half sink unit. Integrated fridge, plumbing for a dishwasher. Free standing cooking range offering gas hob, oven with

Rose Villas, Skewen, Neath, Neath Port Talbot.

extractor fan above. Brick feature wall, tiled flooring, spotlights to the ceiling. Staircase leading to.

Snug/Home Office (11' 04" x 4' 11") or (3.45m x 1.50m)

Roof window to the rear, spotlights to the ceiling. Door to.

Utility Room (8' 09" x 7' 0") or (2.67m x 2.13m)

Shower cubicle, wall & base fitted units with work top over, sink unit. Plumbing for a washing machine, space for a tumble dryer. Tiled flooring, spotlights to the ceiling, tiled flooring. Roof window to the rear.

Conservatory (14' 07" x 9' 08") or (4.45m x 2.95m)

Vaulted ceiling, spacious added feature. French doors opening to the front patio. Wooden fire surround with electric fire, tiled flooring, wall mounted air conditioning.

First Floor Accomodation (11' 01" x 9' 03") or (3.38m x 2.82m)

Roof window to the front, wall mounted air conditioner. Doors leading to.

Bedroom 1 (13' 06" x 10' 11") or (4.11m x 3.33m)

Bay window to the front, window to the side, radiator. Wall mounted air conditioner.

En-Suite (10' 10" x 4' 07") or (3.30m x 1.40m)

Frosted window to the rear, shower cubicle, wall mounted hand basin, WC, partially tiled walls, tiled flooring, spotlights to the ceiling, heated towel rail.

Bedroom 2 (14' 07" x 8' 04") or (4.45m x 2.54m)

Bay window to the front, built in wardrobes, radiators.

Bedroom 3 (14' 07" x 8' 05") or (4.45m x 2.57m)

Window to the rear, laminated flooring, radiator.

Bedroom 4 / Dressing Room (15' 01" x 6' 07") or (4.60m x 2.01m)

Window to the side, radiator.

Family Bathroom (9' 03" x 5' 08") or (2.82m x 1.73m)

Frosted window to the rear, panelled bath with shower over, wall mounted hand basin, low-level WC, partially tiled walls, spotlights to the ceiling, tiled flooring, heated towel rail.

External

Paved front garden with loose stone & mature shrubs, leading to decked seating area & hot tub . Off road parking to the side of the property for several vehicles. External lighting & power point. Extensive mountainside views.

Games Room 18'7 x 16'3

Windows to the front & side, French doors opening to seating area. Power & lighting.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

