



11 Coombes Road, Neath, SA10 6LB

Offers In The Region Of £209,950

This beautifully presented home offers a welcoming sense of space and modern living. The heart of the property is the impressive open plan kitchen and dining area, thoughtfully designed for everyday life as well as entertaining. Well balanced living spaces and a connection to the garden create a home that feels both practical and inviting.

The accommodation begins with an entrance hallway leading through to a generous lounge with space for dining, providing a comfortable setting to relax or gather with family and friends. To the rear, the stylish kitchen and dining area is complemented by a useful utility space, while doors open directly onto the garden. Upstairs, the property continues to impress with well proportioned bedrooms that provide flexibility for family life, guests or home working, together with a well appointed family bathroom finished in keeping with the home's modern feel.

The garden offers an attractive outdoor space to enjoy throughout the seasons, whether for children to play, quiet mornings with a coffee or relaxed evenings spent with friends.

Situated within easy reach of Skewen village, the property enjoys convenient access to independent cafés, everyday shopping and local services. Well regarded schools are close by, along with nearby green spaces for

Main Dwelling



UPVC door into:

Hallway 3'5" x 12'9" (1.05 x 3.89)

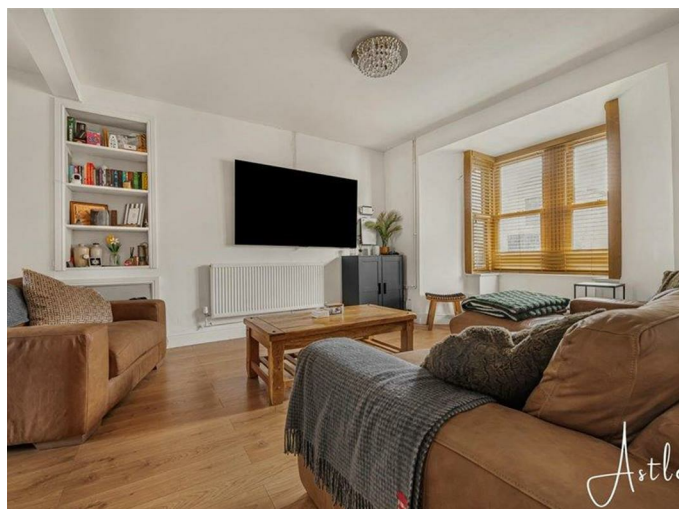


Welcoming hallway with laminate flooring and a radiator

Lounge/diner 26'0" (into bay) x 12'2" (7.95 (into bay) x 3.71)



A well proportioned living space with laminate flooring, a bay window to the front, two radiators and twin openings creating a natural flow through to the kitchen and dining area.





Kitchen/diner 16'4" x 11'11" (4.98 x 3.64)



A stylish kitchen and dining area fitted with a range of light grey wall and base units complemented by coordinating work surfaces and a central island. Integrated appliances include an induction hob with extractor above, an electric oven, microwave and fridge freezer. A Butler sink with drainer and mixer tap adds character, while there is space for a washing machine. Patio doors open onto the garden, with a side facing window providing additional natural light. Further benefits include a radiator and a useful understairs storage cupboard.



Utility room 10'11" x 9'9" (3.35 x 2.98)

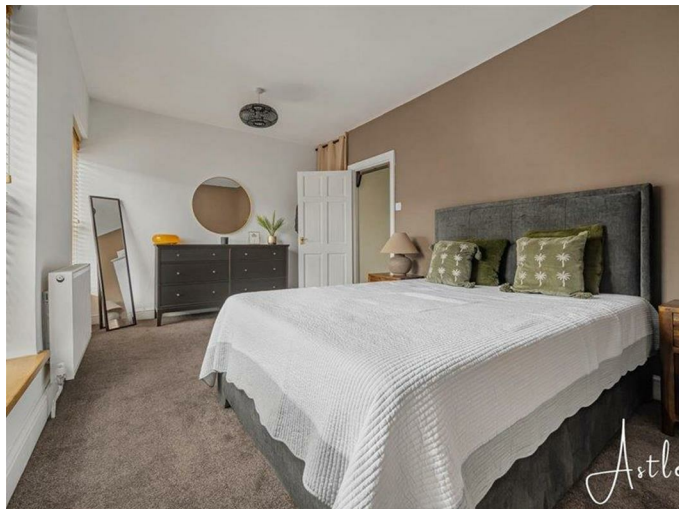
Window to the side and housing the boiler

Landing



Window to the side

Bedroom 1 15'11" x 9'9" (4.86 x 2.99)



Two windows to the front, radiator and built in wardrobes



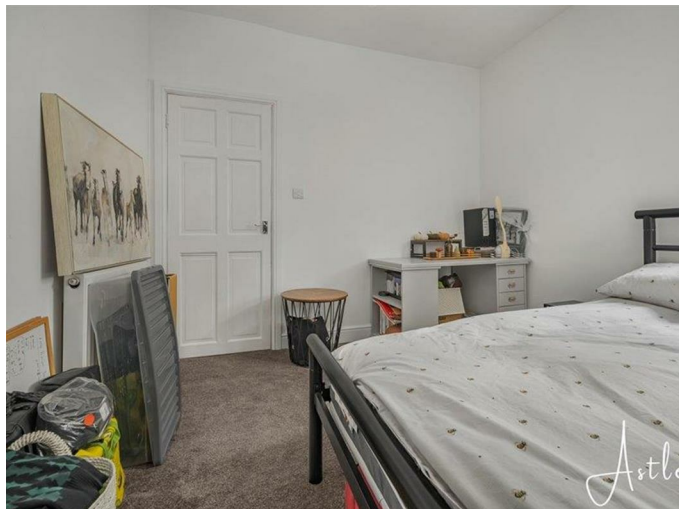
Bedroom 2 12'4" x 9'9" (3.76 x 2.99)



Window to the back and radiator

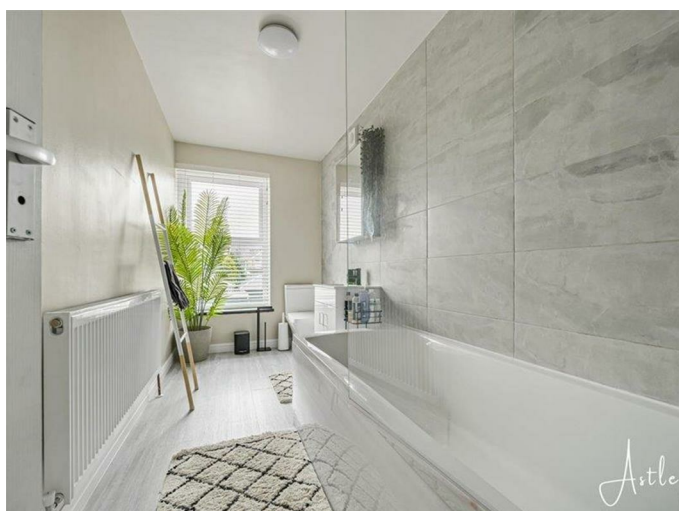


Bedroom 3 9'8" x 9'4" (2.95 x 2.87)



Window to the side and radiator

Family bathroom 5'7" x 12'4" (1.71 x 3.77)

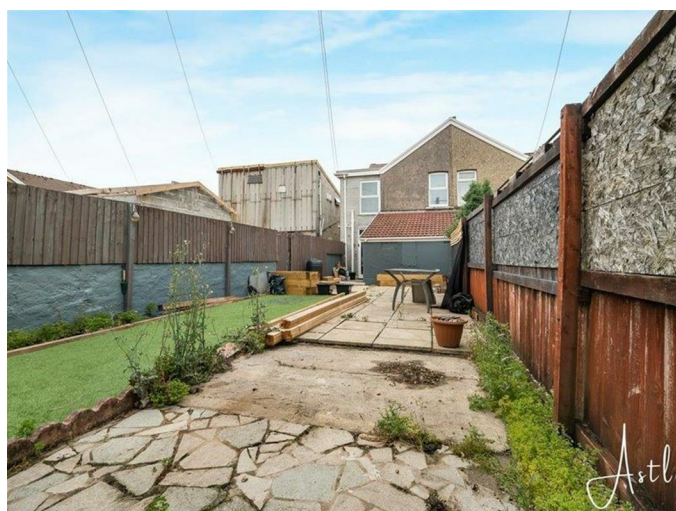


White suite with low level w/c, vanity sink and bath with modern shower over, laminate flooring, radiator and window to the back

Garden



Patio areas with artificial grass, with useful storage shed



Agents Notes

Neath Port Talbot Council Tax Band: C

Annual Price:

£2,259

Agents Notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

1,259 ft 2 / 117 m 2

Plot size:

0.04 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

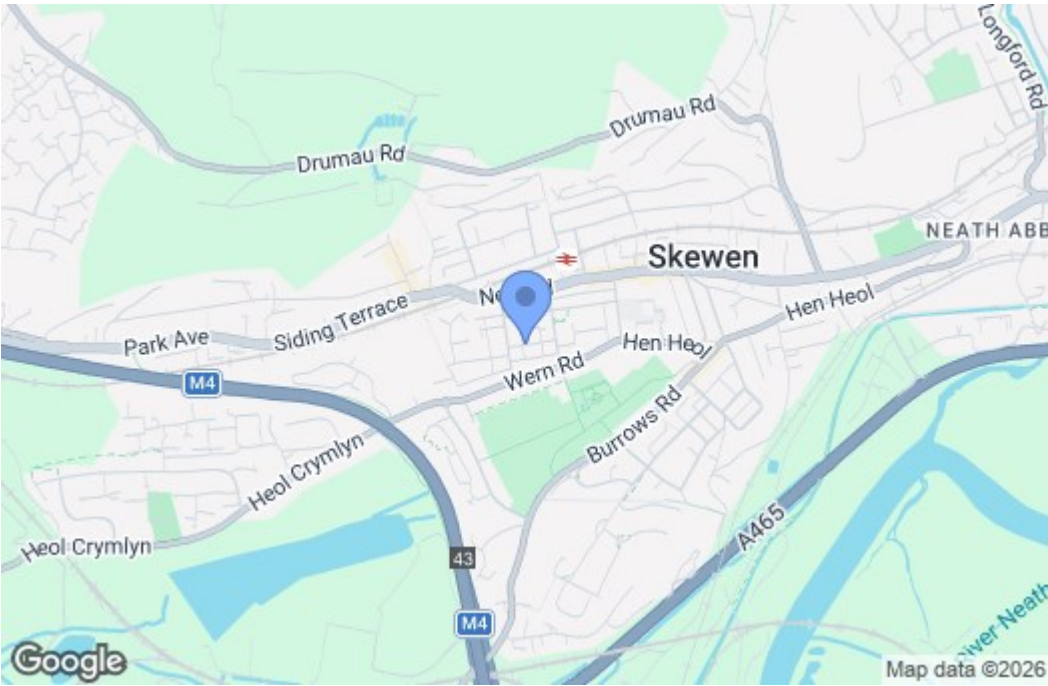
Virgin

Floor Plan

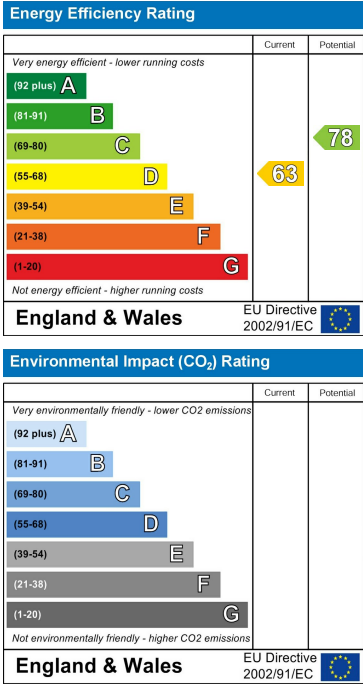


Total area: approx. 103.4 sq. metres (1113.2 sq. feet)

Area Map



Energy Efficiency Graph



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