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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.

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Clee Tompkinson Francis

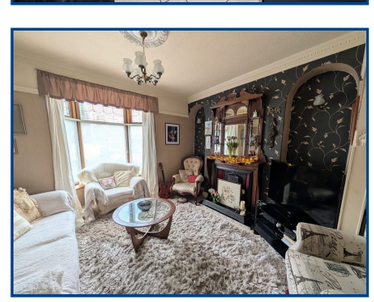
Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Dynevor Road
Skewen
Neath
Neath Port Talbot.

Price **£190,000**




- **Three-bedrooms**
- **Semi-detached**
- **Additional loft room**
- **Conservatory**
- **Off-road parking**
- **Well-proportioned accommodation**
- **Spacious family bathroom**
- **No chain**

General Description

EPC Rating: E52

A spacious three-bedroom semi-detached property situated in a convenient and established location in Skewen, offering generous living accommodation, off-road parking and the added benefit of a versatile loft room.
The property provides a surprisingly spacious layout, making it an ideal family home or an excellent opportunity for a buyer looking to create a home tailored to their own taste.

Dynevor Road, Skewen, Neath, Neath Port Talbot.

Property Description
Upon entering the property, you are welcomed into the hallway, which leads through to the main living room/diner. This provides a comfortable and versatile space for both relaxing and dining. From here, the accommodation continues into the kitchen, which in turn leads through to a useful additional sitting room and then onto the rear conservatory, creating a good amount of living space throughout the ground floor.

To the first floor are three bedrooms, comprising two double bedrooms and a single bedroom. Two of the bedrooms benefit from fitted wardrobes, providing useful built-in storage. The property also features a spacious family bathroom.

A particular feature of the property is the additional loft room, which offers excellent versatility and could make an ideal home office, hobby room, playroom or additional useful living space, subject to any necessary permissions and regulations.

Externally, the property benefits from off-road parking, while the overall accommodation provides plenty of scope for a new owner to modernise and put their own stamp on the home.

The property is also conveniently positioned for a range of local amenities, with shops, schools, and other everyday services all within easy reach. The location makes this a practical choice for families, first-time buyers or those looking for a home with useful amenities close by.

Entrance Hall
Enter via double glazed Upvc front door, herringbone style flooring, Stairs to first floor, Under stair storage cupboard, radiator. Doors to:-

Dining Room (11' 4" x 10' 0") or (3.46m x 3.04m)
French doors leading to garden, alcove storage space where gas and electrical consumer unit is located, radiator. Opening to;

Living Room (9' 11" x 11' 1") or (3.03m x 3.39m)
Bay window to front, electric fireplace, radiator.

Kitchen (10' 7" x 10' 6") or (3.23m x 3.20m)
Range of wall and base units with worktop over. sink unit with mixer top over. Plumbing for washing machine and dishwasher. Rangemaster gas hob and oven with extractor fan over. Tiled flooring, Window to side, opening to;

Dynevor Road, Skewen, Neath, Neath Port Talbot.

Sitting Room (9' 10" x 9' 10") or (2.99m x 2.99m)
Upvc door leading to garden, tiled flooring, radiator. Opening to;

Conservatory (7' 8" x 7' 8") or (2.33m x 2.33m)
French doors leading to garden, tiled flooring.

Landing
Access to family bathroom, 3 bedrooms and staircase to loft room.

Bedroom 1 (11' 1" x 9' 3") or (3.37m x 2.82m)
Window to front, overhead storage and fitted desk unit, laminate flooring.

Bedroom 2 (8' 5" x 9' 11") or (2.56m x 3.03m)
Window to rear, fitted wardrobes with mirrored doors, radiator.

Bedroom 3 (8' 2" x 5' 3") or (2.50m x 1.59m)
Window to front, fitted wardrobe with mirrored doors, additional storage cupboard.

Bathroom (11' 1" x 10' 6") or (3.39m x 3.20m)
Feature stain glass window to the side, window to rear, panelled bath, separate shower, W.C and hand basin. Storage cupboard and additional cupboard where combi boiler is located. herringbone style flooring, radiator.

Loft Room
Spacious loft room with velux window.

External
Small paved frontage, side access to low-maintenance rear garden featuring a generous artificial lawn. Raised decked seating area, mature shrubs and well-stocked borders creating a private and relaxing outdoor space. The garden also benefits from a useful storage shed and gated rear access to off road parking

Additional Information
Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services
Mains electricity, mains water, mains gas, mains drainage

Tenure
Freehold

Council Tax
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