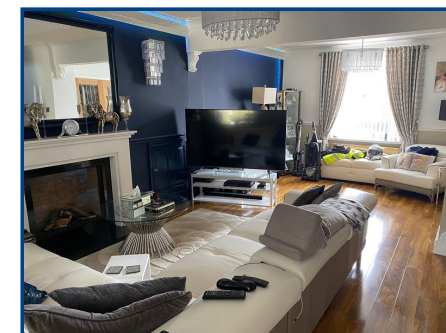


Total area: approx. 127.0 sq. metres (1367.3 sq. feet)



**Stanley Road  
Skewen  
Neath  
Neath Port Talbot.**

Price **£350,000**

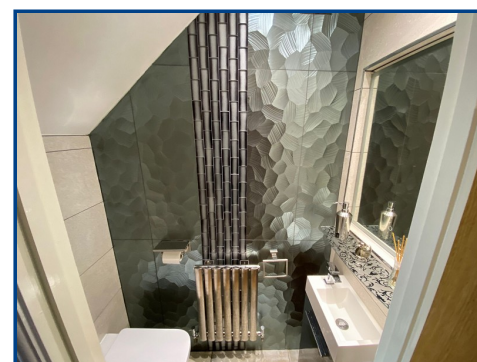
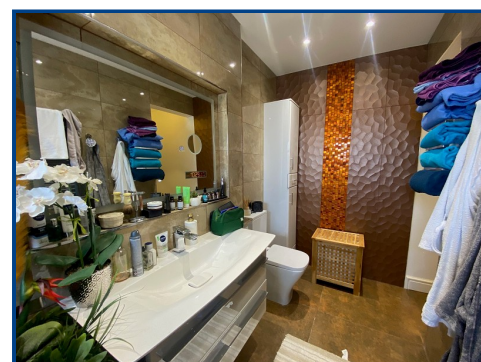
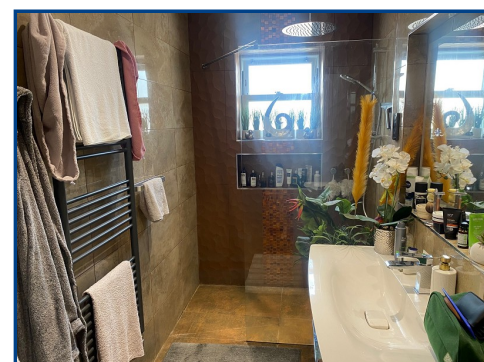


- DETACHED HOUSE
- 3 BEDROOMS + ENSUITE
- LOUNGE
- KITCHEN / BREAKFAST FAMILY ROOM
- SHOWER ROOM & CLOAKROOM
- DRIVEWAY & SINGLE GARAGE
- GOOD SIZE FAMILY ROOM
- WALKING DISTANCE FROM AMENITIES
- COUNCIL TAX BAND C

**General Description**

**BEAUTIFUL FAMILY HOME!**  
**Situated in the centre of Skewen town centre. Call us today to book your viewing....**

**EPC Rating: C73**



Viewing: **01639 646 926**

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

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

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### Property Description

#### BEAUTIFUL FAMILY HOME!

Situated in the centre of Skewen town centre. Property offers; Entrance to hallway, lounge, kitchen / diner / family & cloakroom to the ground floor. 3 Double bedrooms, ensuite to main, and shower room to the 1st floor. Externally the property offers Mediterranean vibes, with a low maintenance spacious courtyard with raised mature shrubs, leading to single garage & off road parking to the front of the property. Skewen has many local amenities within walking distance, schools, shops, restaurants & take away's, regular bus & rail service with good road links to the M4 corridor. Viewing is highly recommended to appreciate this convenient location & beautiful family home. Call us today to book your viewing.....

#### Entrance Hallway (9' 04" x 3' 0") or (2.84m x 0.91m)

Entrance to hallway, tiled flooring, radiator. Double doors to the side, opening to.

#### Lounge (23' 07" x 15' 01" x 11' 8") or (7.19m x 4.60m x 3.56m)

Sash window to the front, feature fire surround with gas open fire, oak staircase leading to the 1st floor, under stairs storage cupboard, storage cupboard housing meters. Open aspect window overlooking the kitchen, radiators.

#### Cloakroom/W.C. (4' 08" x 2' 06" ) or (1.42m x 0.76m)

Low -level WC, vanity hand basin, tiled walls & flooring, metallic radiator.

#### Kitchen/Diner/Family room (22' 08" x 15' 03") or (6.91m x 4.65m)

Open aspect living area with vaulted ceiling, offering an open light & airy space. A range of wall & base fitted units with Belfast sink & breakfast bar. Free standing island with seating area, integrated dishwasher, wine fridge, gas hob with extractor fan above, electric double oven, additional larder type cupboards. Window to the side & two roof windows, ceramic floor tiles, spotlights to the ceiling & plinths. Bi-foldable doors opening to the rear garden. Bespoke day & night blinds.

#### First Floor Accommodation (12' 05" x 5' 11" ) or (3.78m x 1.80m)

Landing area, attic entrance with pull downstairs. Doors leading to.

#### Bedroom One (12' 11" x 10' 11" ) or (3.94m x 3.33m)

Sash windows to the front, radiators.

#### En-Suite (9' 09" x 2' 10" ) or (2.97m x 0.86m)

Shower cubicle, vanity hand basin, low-level WC, partially tiled walls, tiled flooring, spotlights to the ceiling.

#### Bedroom Two (10' 11" x 9' 02" ) or (3.33m x 2.79m)

Window to the side, radiator.

#### Bedroom Three (10' 00" x 8' 11" ) or (3.05m x 2.72m)

Window to the rear, radiator.

#### Shower Room (12' 02" x 4' 09") or (3.71m x 1.45m)

Frosted window to the rear, walk in shower, vanity hand basin, low-level WC, fully tiled walls & flooring, spotlights to the ceiling,

heated towel rail. Additional attic entrance with pull down ladder.

#### External

Resin driveway to the front of the property, with electric supply to charge the car. Externally the property offers a private tranquil space with paved patio seating area, raised borders with mature shrubs, water & additional electric supply. Side gated access to the street.

#### Garage / Workshop (18' 00" x 9' 03" ) or (5.49m x 2.82m)

Electric remote door. Power & lighting. Garage also benefits from a new roof.

#### Broadband and Mobile phone

Average broadband speeds. Excellent mobile network service.

#### Services

Mains drainage, mains gas, mains water, mains electricity

#### Council Tax

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