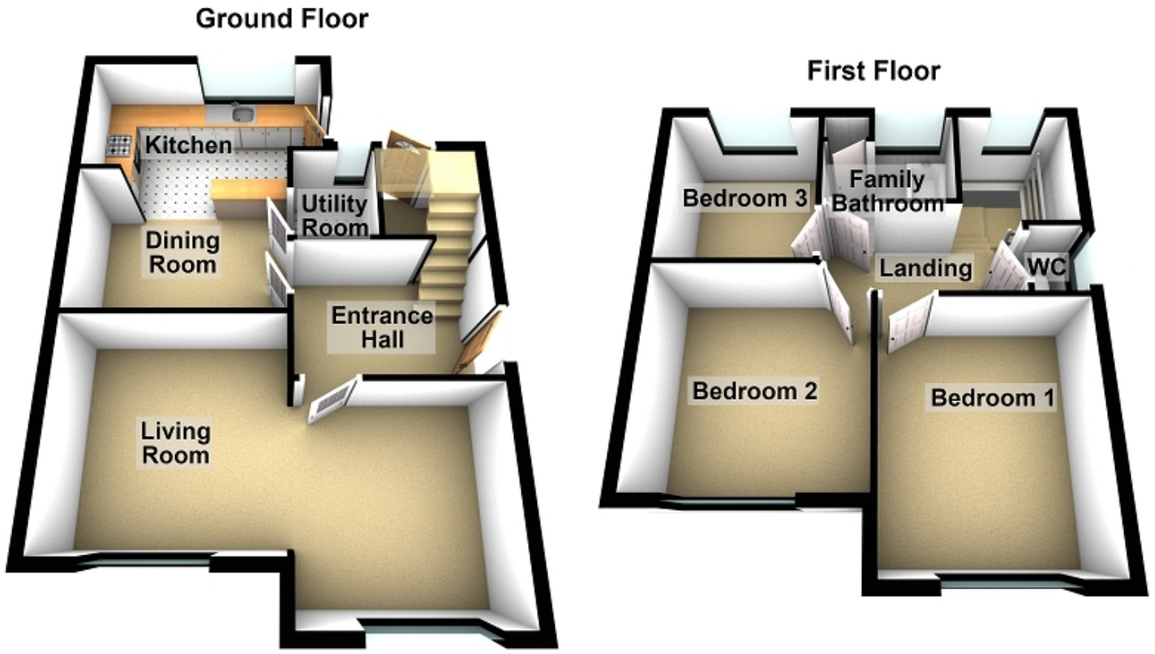


Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Park Avenue
Skewen
Neath
Neath Port Talbot.

Price **£195,000**











- **SEMI DETACHED PROPERTY**
- **3 BEDROOMS**
- **LOUNGE OPENING TO DINING ROOM**
- **KITCHEN / DINER**
- **FIRST FLOOR FAMILY BATHROOM**
- **ENCLOSED REAR GARDEN**
- **IDEAL FIRST PURCHASE**
- **NO CHAIN**







General Description

EPC Rating: D65

Situated in the popular and sought-after area of Park Avenue, Skewen, this well-presented semi detached property is a fantastic opportunity for families and first-time buyers alike. Call us today to schedule your viewing appointment.....

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.

Property Description
Nestled on the sought-after Park Avenue in Skewen, this well-presented semi-detached property provides an excellent opportunity for families and home movers alike. Boasting three generous bedrooms, this attractive home offers ample space for relaxation and family life. Inside, the property features a bright and modern interior throughout, culminating in a stylish first floor family bathroom designed for convenience and comfort.

Set back from the road, the impressive frontage includes off road parking and a spacious approach, ensuring both ease of access and privacy. To the rear, enjoy a slightly tiered garden, ideal for summer entertaining, gardening or a safe space for children to play.

Park Avenue is perfectly positioned within the vibrant Skewen community, known for its warm neighbourhood feel and excellent local amenities. A short walk brings you to sunlit parks, friendly local shops, and well-regarded schools—making day-to-day life wonderfully convenient. Commuters will appreciate the proximity to Skewen railway station and easy road links to the M4, the picturesque Gnoll Country Park offer scenic escapes just a short drive away.

This delightful home promises modern living in a desirable location. Contact us today to arrange your viewing and see for yourself all this property and the area have to offer.

Entrance Hall (9' 03" x 6' 08") or (2.82m x 2.03m)
Side entrance to the property, staircase leading to the 1st floor, parquet wood flooring, radiator. Doors leading to.

Lounge (10' 09" x 10' 00") or (3.28m x 3.05m)
Window to the front, parquet wood flooring, radiator. Opening to.

Dining Room (11' 03" x 11' 02") or (3.43m x 3.40m)
Window to the front, parquet wood flooring, radiator.

Park Avenue, Skewen, Neath, Neath Port Talbot.

Kitchen/Diner (13' 3" x 11' 3" x 8' 3") or (4.04m x 3.44m x 2.51m)
Window to the rear, door to the side giving access to the rear garden. A range of wall & base fitted units with sink unit & work top over. Gas hob with extractor fan above, oven. Breakfast bar with available seating, tiled for splash back, tiled flooring.
Larder Storage cupboard 4'11 x 4'7
Frosted window to the rear, space for fridge freezer & cloaks area.

First Floor Accomodation (9' 10" x 3' 08") or (3.00m x 1.12m)
Landing area, window to the rear, radiator. Doors leading to.

Family Bathroom (6' 05" x 5' 10") or (1.96m x 1.78m)
Frosted window to the rear, panelled bath with shower over, hand basin, storage cupboard housing gas central heating boiler, vinyl flooring, radiator.

Separate WC (3' 07" x 2' 06") or (1.09m x 0.76m)
Frosted window to the side, low-level WC, vinyl flooring.

Bedroom 1 (12' 10" x 10' 00") or (3.91m x 3.05m)
Window to the front, radiator.

Bedroom 2 (11' 05" x 10' 03") or (3.48m x 3.12m)
Window to the front, radiator.

Bedroom 3 (9' 00" x 7' 11") or (2.74m x 2.41m)
Window to the rear, attic entrance, radiator.

External
Off road parking area to the front. Lawn frontage with mature shrubs, pathway leading to entrance of the property, with side gated access to the rear garden.
Enclosed tiered rear garden with loose stones, leading to decked seating area, with further lawn, outbuilding.

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

Council Tax
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