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37 Goshen Park  
Skewen,  
Neath,  
Neath Port Talbot,  
SA10 6PT

# 37 Goshen Park

Asking price **£199,950**

A well-proportioned four-bedroom semi-detached property situated in a popular residential area of Skewen. This spacious family home benefits from off-road parking via a private driveway and is ideally located close to local schools, amenities and public transport links.

Four bedrooms

Master with en-suite

Three reception rooms

Off-road parking via a driveway

Located close to local schools, shops and amenities





#### Ground Floor

##### Entrance Porch

A small entrance porch provides a welcoming entry point into the property, with direct access to the front reception room and staircase.

##### Living Room

Positioned at the front of the home, this bright and airy room features a large bay-fronted window flooding the room with natural light. The living space flows seamlessly into the rear dining area, which benefits from a second window overlooking the garden.

##### Kitchen

Located to the rear, the kitchen is fitted with matching wall and base units and includes an integrated fridge freezer, tiled flooring and tiled splashback. There is ample space for free-standing appliances and room for a small dining table and chairs. Sliding patio doors open directly onto the rear garden.

##### Second Reception Room

Accessed via wooden French doors from the kitchen, this versatile front-facing room benefits from another bay-fronted window. Offering flexible use, it is ideal as a second lounge, formal dining room or children's playroom.

**External** The rear garden is fully enclosed with high concrete walls for privacy and security. Designed for easy maintenance, the space features paved brick surfacing with a separate patio

area—perfect for outdoor seating or entertaining. Access is conveniently available via the kitchen's sliding doors.

#### First Floor

The landing area is fitted with matching carpet to the stairs and leads to four bedrooms and the family bathroom.

##### Bedroom One

A front-facing double bedroom featuring carpeted flooring, a UPVC double-glazed window and a radiator. This room benefits from its own en-suite, comprising a shower, hand basin and WC, along with an additional front-facing window and vertical radiator.

##### Bedroom Two

A spacious double bedroom located to the rear, offering a UPVC double-glazed window and radiator beneath.

##### Bedroom Three

A further double bedroom positioned at the front of the property. This room features fitted wardrobes on either side, one of which houses the gas combination boiler.

**Bedroom Four** Located to the rear, this room features laminate flooring, a UPVC window and radiator. Its size and layout make it an ideal home office or study.





#### Directions

For Satnav users SA10 6PT

#### Tenure

Freehold

#### Services

All main services

Council Tax Band C

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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### Energy performance certificate (EPC)

37 Oakleaf Park  
Skewen  
NEATH  
SA11 8PT

Energy rating: **C** Valid until: 11 January 2036

Property type: Semi-detached house  
Total floor area: 104 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to C.

You can read [guidance for landlords on the regulations and exemptions](#) at <https://www.gov.uk/guidance/letting-a-property-with-a-low-energy-efficiency-rating-exemptions-and-allowances>

**Energy rating and score**

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

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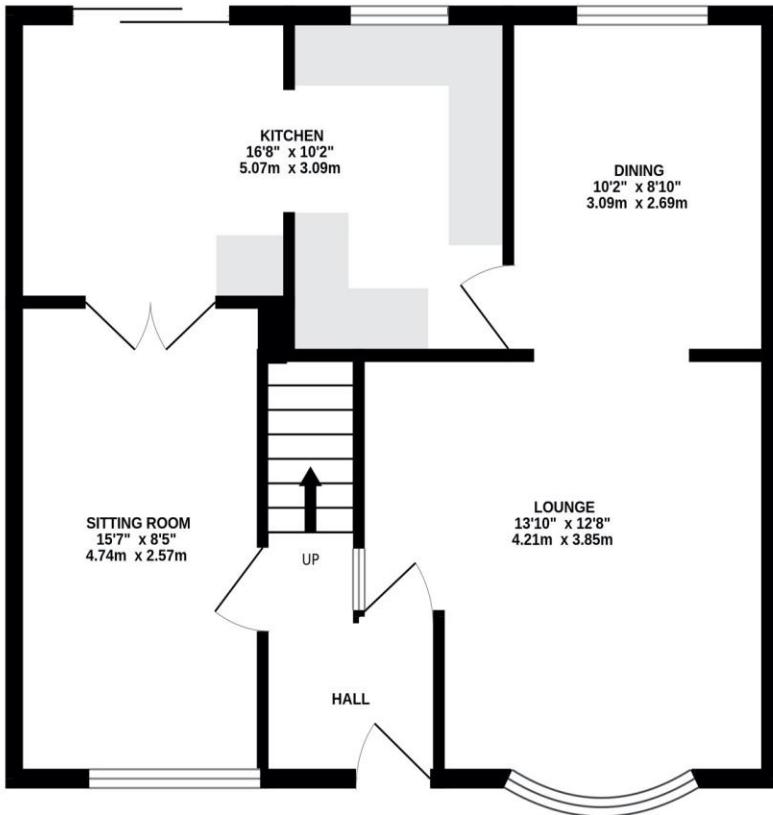
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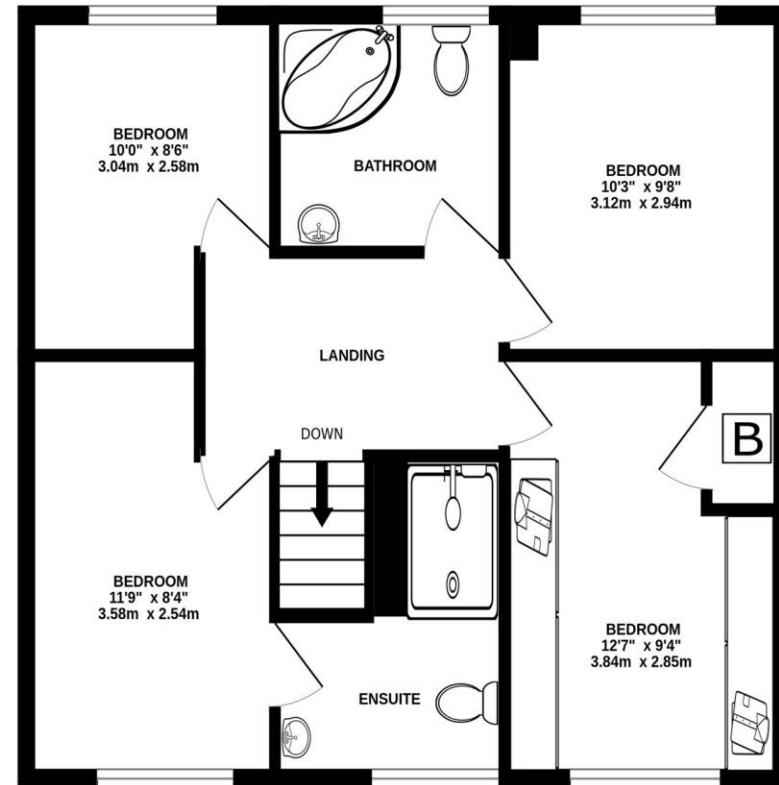
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR  
582 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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