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**Professional Services**

Our 14 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](mailto:surveys@ctf-uk.com).

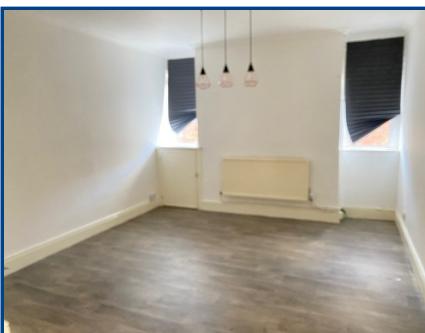
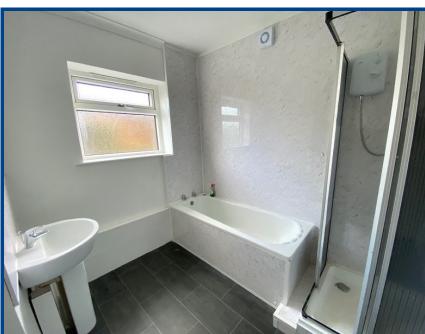


**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**

12 Offices Across South Wales

**Charles Street  
Skewen  
Neath  
Neath Port Talbot.**

**Price £205,000**



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- LOUNGE & SITTING ROOM
- KITCHEN / DINER
- FAMILY BATHROOM
- SEPARATE WC
- CLOSE TO LOCAL AMENITIES
- NO CHAIN
- IDEAL FIRST PURCHASE
- CLOSE TO LOCAL AMENITIES

**General Description**

**Situated in the sought-after area of Skewen, Neath, this well presented semi detached property offers a fantastic opportunity for families and professionals alike. Call us today to book your viewing appointment....**

**EPC Rating: C71**

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**Property Description**

Situated in the sought-after community of Skewen, Neath, this well-presented semi-detached property offers an outstanding opportunity for families and first-time buyers alike. With three generously sized bedrooms, this welcoming home is well presented throughout and boasts spacious living accommodation designed for comfort and practicality.

The heart of the home features a smart, modern kitchen and a bright, inviting lounge, ideal for both relaxing and entertaining guests. The ground floor family bathroom is stylishly appointed, providing convenience and functionality.

Step outside to discover an enclosed rear garden, offering a private sanctuary perfect for children to play, summer barbecues, or simply unwinding at the end of the day.

Situated in the vibrant suburb of Skewen, residents benefit from a host of amenities right on their doorstep. Local shops, popular pubs, and convenient supermarkets are all within easy reach, while a number of well-regarded schools make this an excellent

choice for families. Nature enthusiasts will appreciate the proximity to Neath Abbey and the picturesque Gnoll Country Park, ideal for weekend walks and outdoor adventures. Excellent transport links, including nearby Skewen railway station and easy access to the M4, make commuting to Swansea, Cardiff, and beyond a straightforward affair.

This superb home is offered for sale and awaits its next chapter. Arrange a viewing today to fully appreciate everything this exceptional property and location have to offer.

**Hallway (14' 02" x 6' 01") or (4.32m x 1.85m)**  
Entrance to hallway, staircase to the 1st floor, laminated flooring, under stairs storage cupboard, radiator. Doors leading to.

**Lounge (12' 09" x 10' 07" ) or (3.89m x 3.23m)**  
Window to the front, vinyl flooring, radiator.

**Sitting Room (17' 05" x 12' 01" ) or (5.31m x 3.68m)**  
Windows to the side, storage cupboard housing electric meter. Vinyl flooring, radiators.

**Kitchen/Diner (19' 07" x 8' 04" ) or (5.97m x 2.54m)**

A range of wall & base fitted units with work top over, bowl & half sink unit. Electric hob with extractor fan above, double oven. Tiled for splash back, vinyl flooring, radiators. Side door to access rear garden.

**Inner Hall (5' 03" x 2' 10" ) or (1.60m x 0.86m)**

Doors leading to.

**Family Bathroom (9' 08" x 8' 09" ) or (2.95m x 2.67m)**

Frosted window to the side, panelled bath, hand basin, shower cubicle, panelled walls, vinyl flooring, radiator.

**Separate WC (5' 11" x 3' 02" ) or (1.80m x 0.97m)**

Frosted window to the side, low-level WC.

**First Floor Accommodation (5' 11" x 2' 08" ) or (1.80m x 0.81m)**

Doors leading to.

**Bedroom 1 (19' 01" x 14' 09" x 10' 10") or (5.82m x 4.50m x 3.30m)**

Windows to the front, laminated flooring, radiator.

**Bedroom 2 (11' 10" x 10' 03" ) or (3.61m x 3.12m)**

Window to the rear, laminated flooring. Storage cupboard housing gas central heating boiler, radiator.

**Bedroom 3 (8' 11" x 7' 05" ) or (2.72m x 2.26m)**

Window to the rear, laminated flooring, attic entrance, radiator.

**External**

Low maintenance frontage with side access to the rear garden. Enclosed lawn rear garden.

**Services**

Mains drainage, mains gas, mains water, mains electricity

**Tenure**

Freehold

**Council Tax**

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