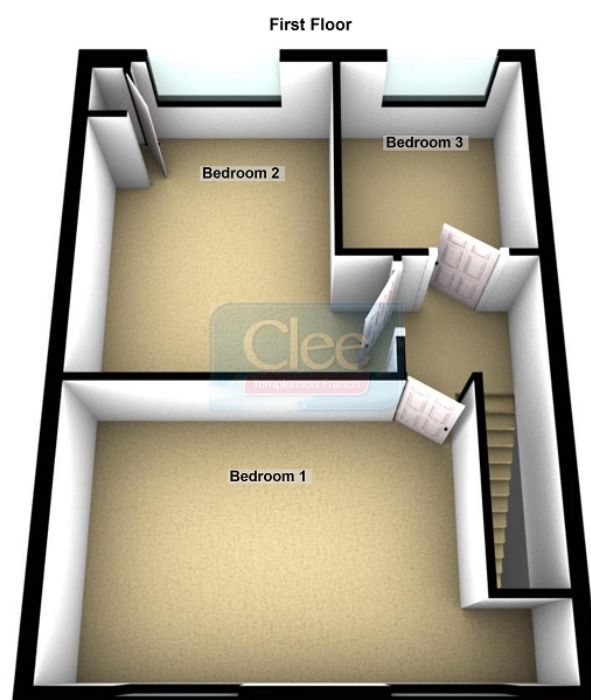
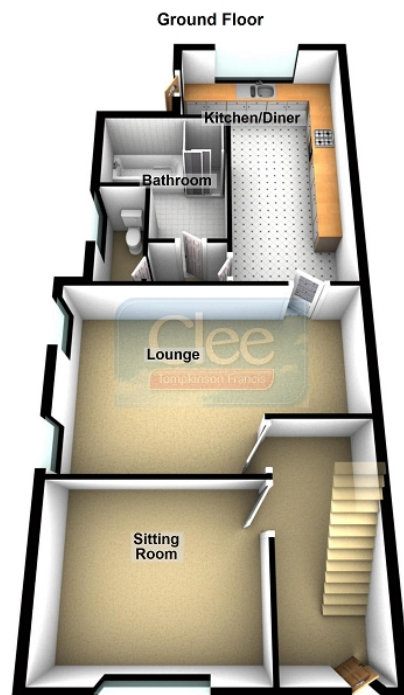
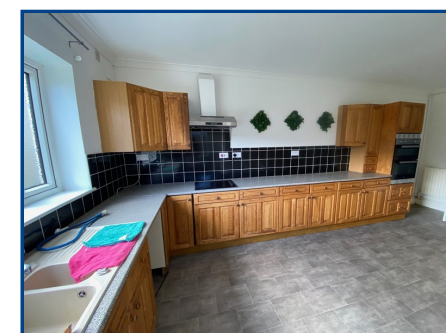
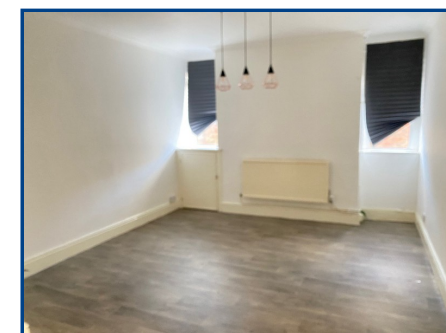
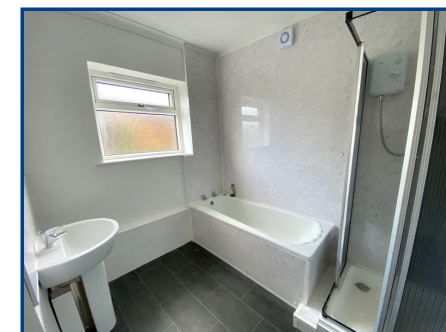


**Charles Street
Skewen
Neath
Neath Port Talbot.**

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



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 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.

General Description

EPC Rating: C71

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....

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 Accomodation (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
B

