



22 Llwyn Y Bryn, Skewen, Neath, SA10 6DZ

Offers In The Region Of £230,000

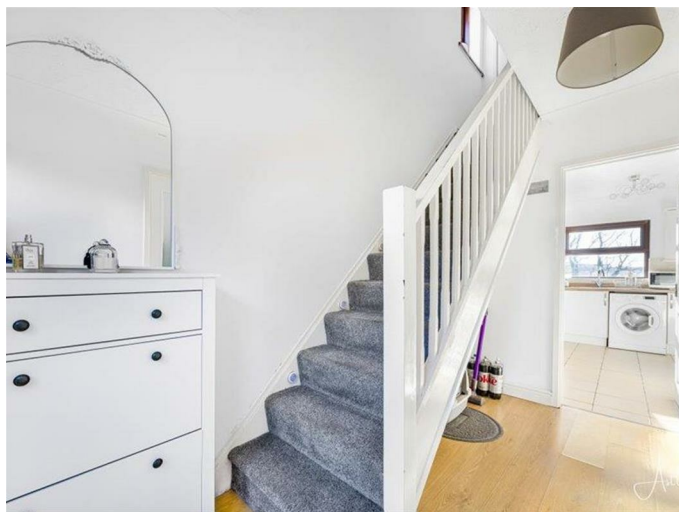
Situated within the village of Skewen, Neath, this detached family home, boasts three well-proportioned bedrooms with the heart of the home featuring a contemporary kitchen and a stylish bathroom, ensuring comfort and convenience for everyday life.

The spacious through lounge and dining room provides an inviting area for relaxation and entertaining, with ample natural light creating a warm atmosphere. The good-sized garden at the rear presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air.

Situated in a quiet cul-de-sac, this home benefits from a peaceful environment while still being conveniently close to the M4 motorway, making commuting a breeze. Local retail parks are just a short drive away, and both Neath and Swansea shopping centres are within easy reach, offering a variety of shops, restaurants, and amenities. There is a driveway for parking and a detached garage, providing ample storage and convenience.

Front double glazed entrance door with side panels

Entrance hallway 11'9" x 6'6 (3.58m x 1.98m)



With stairs to first floor, radiator.

Kitchen 11'8" x 9'8" (3.56m x 2.95m)



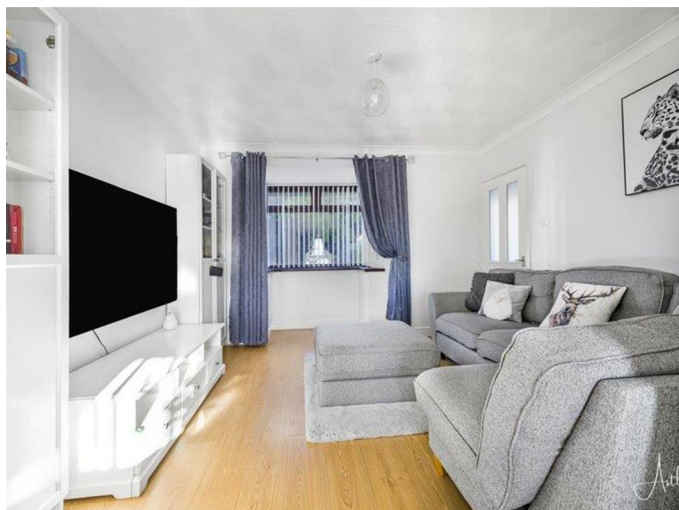
Fitted with a range of base and wall units in high-gloss cream with walnut effect work surfaces, built-in electric oven, induction hob with extractor over, stainless steel sink unit, space for washing machine, tumble drier and fridge/freezer, part tiled walls, tiled floor, radiator, double glazed window to rear, door to side.



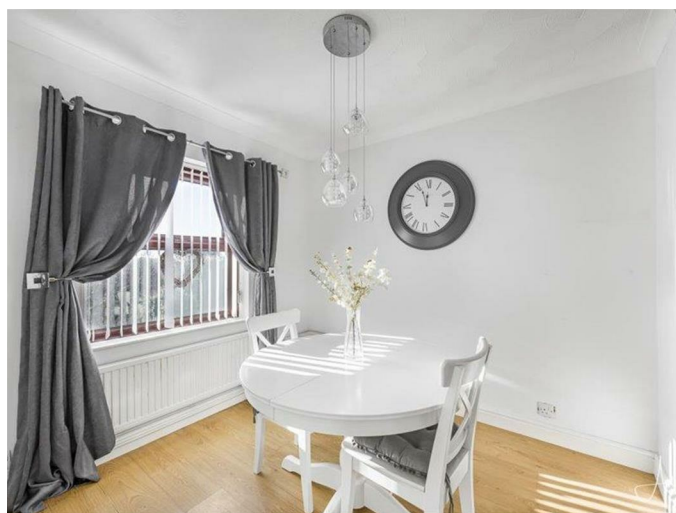
Living area 13'1" x 11'6" (3.99m x 3.51m)



With laminate flooring, double glazed bay window to front, coved ceiling, radiator.



Dining area 8'9" x 8'2" (2.67m x 2.49m)



With laminate flooring, coved ceiling, double glazed window to rear, opening to:



FIRST FLOOR

Landing area 9'6" x 2'6" (2.90m x 0.76m)

With access to roof space, cupboard housing gas combination boiler, double glazed window to side.

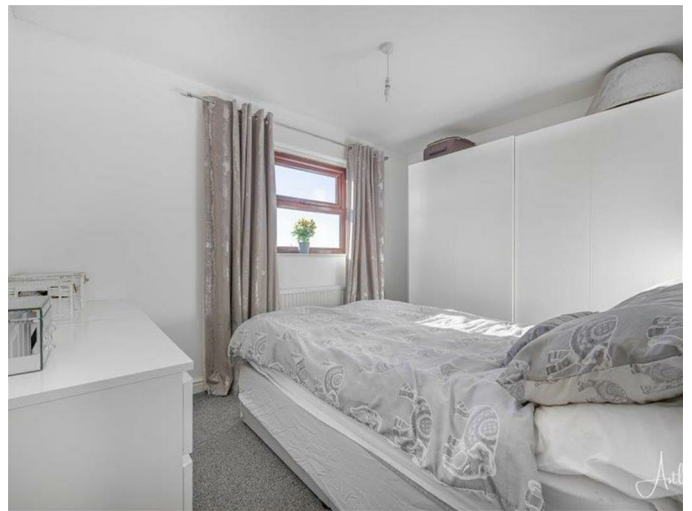
Bedroom one 11'3" x 8'3" (3.43m x 2.51m)



With range of fitted wardrobes and over bed storage, radiator, double glazed window to front.

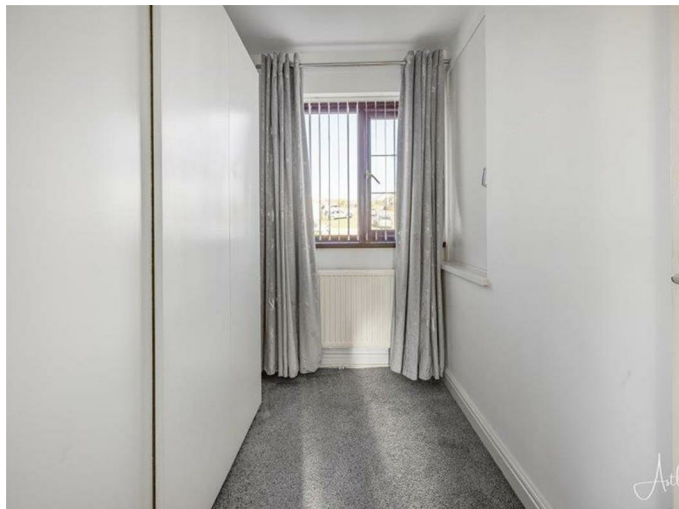


Bedroom two 11'5" x 8'3" (3.48m x 2.51m)



With double glazed window to rear, radiator.

Bedroom three 8'3" x 6'5" (2.51m x 1.96m)



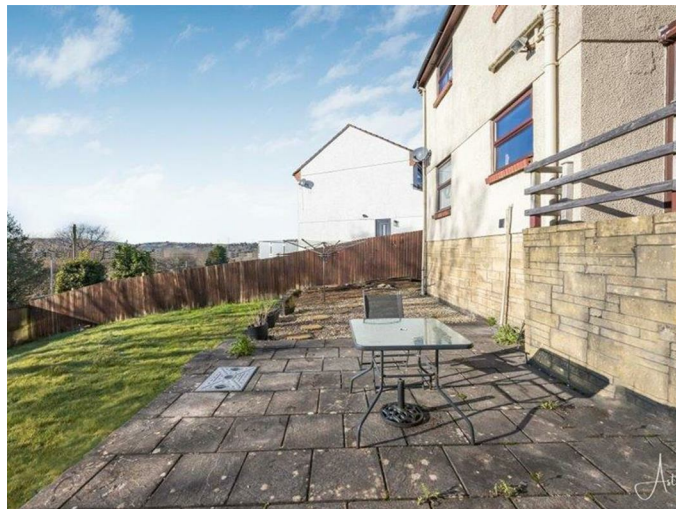
With double glazed window to front, radiator, built-in storage cupboard.

Bathroom/w.c. 8'5" x 6'1" (2.57m x 1.85m)



With 3 piece suite in white comprising panelled bath with shower over, w.c., wash hand basin, tiled floor, part tiled walls, double glazed window to rear, radiator.

Outside



Front garden laid to lawn. Side driveway providing off-road parking for 2 vehicles leading to single detached garage. There is a double glazed side entrance door which leads to a covered passageway that the current vendor uses for storage with outside water tap. The rear garden is of a good size with patio, shingled area and large lawn. There is some storm damage to the fencing to the rear.

Outside



Outside



Drone photograph



Outside



AGENTS NOTE

Council Tax Band D with an annual payment of £2281

AGENTS NOTE

Floor Area

764 ft 2 / 71 m 2

Plot size

0.08 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

53 Mbps

Ultrafast

9000 Mbps

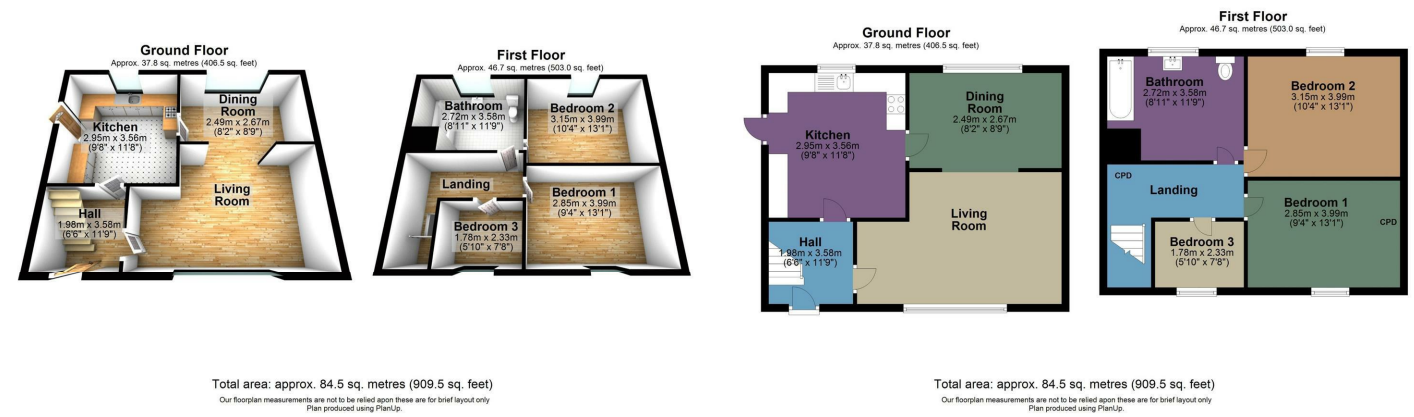
Satellite / Fibre TV Availability

BT

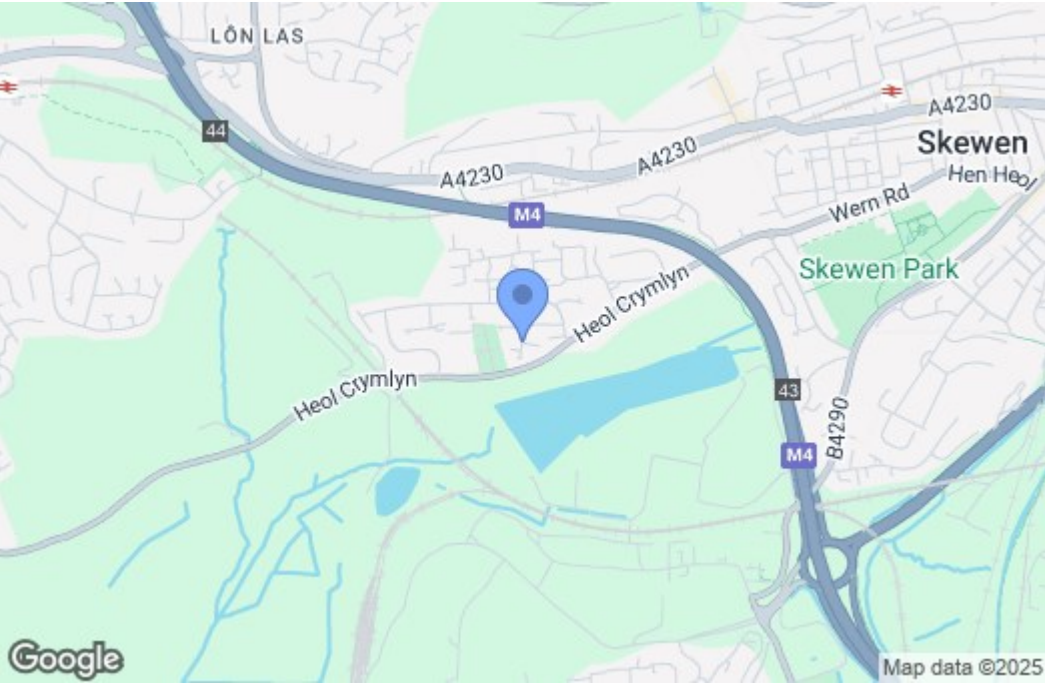
Sky

Virgin

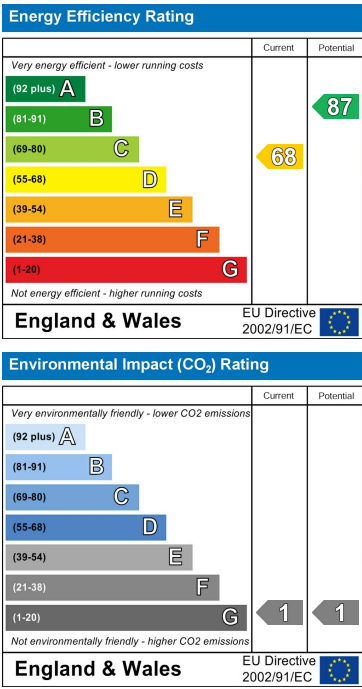
Floor Plan



Area Map



Energy Efficiency Graph



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