



**22 Llwyn Y Bryn, Skewen, Neath, SA10 6DZ**  
**Offers In The Region Of £230,000**

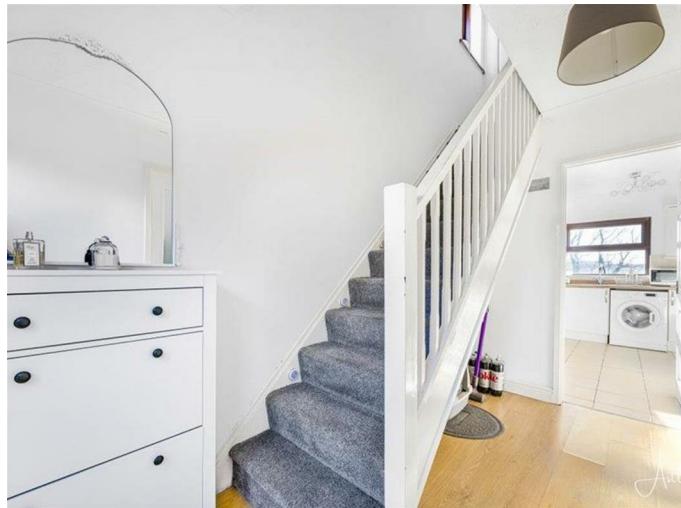
Situated within the village of Skewen, Neath, this detached family home, boasts three well-proportioned bedrooms with the heart of the home featuring a contemporary kitchen and a stylish bathroom, ensuring comfort and convenience for everyday life.

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)



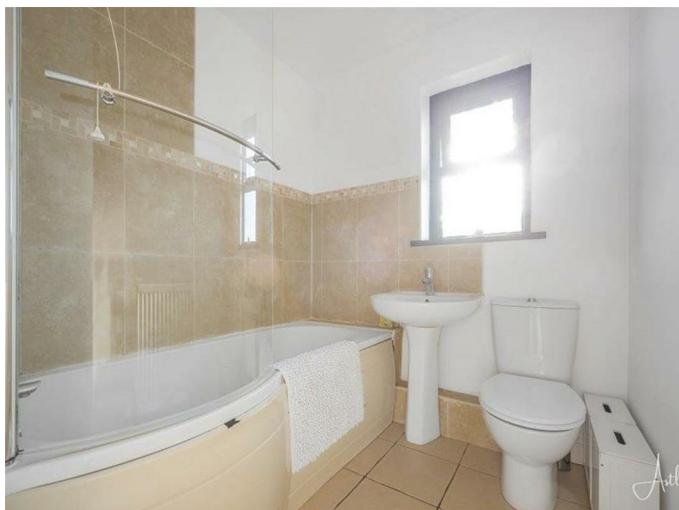
With double glazed window to rear, radiator.

### 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

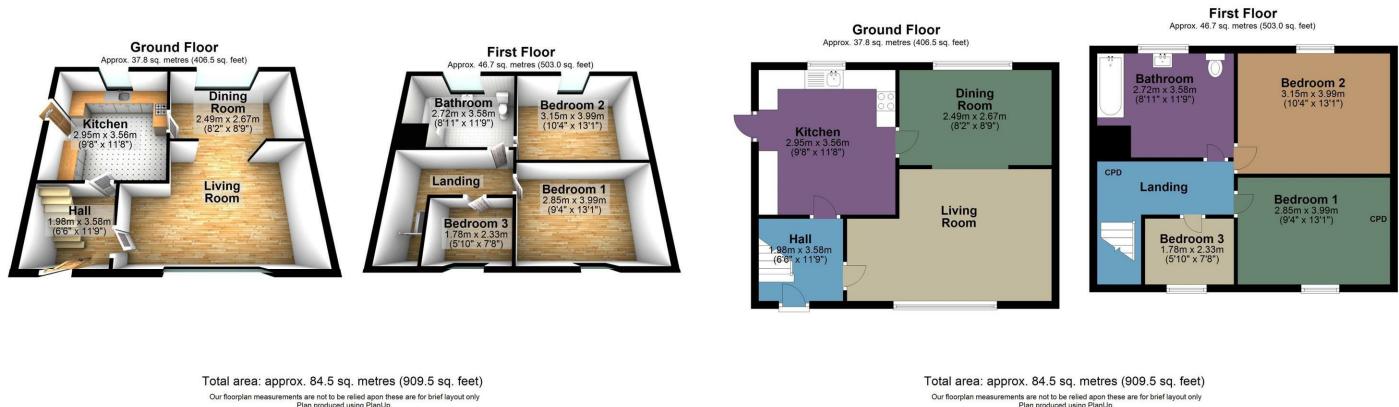
Plot size  
0.08 acres

Mobile coverage  
EE  
Vodafone  
Three  
O2

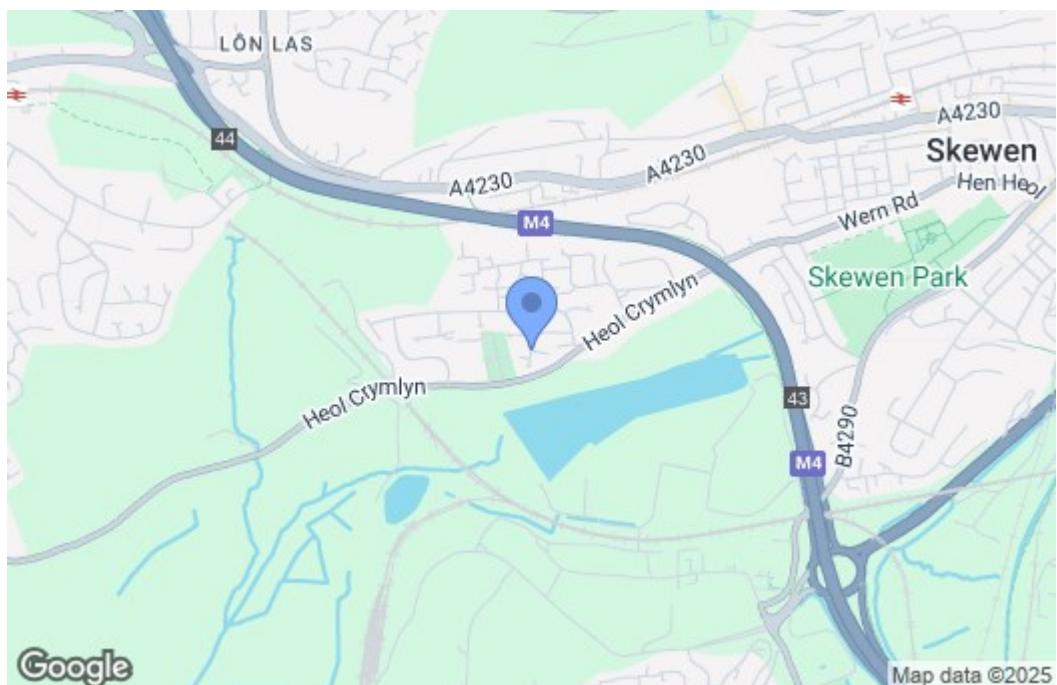
Broadband  
Basic  
13 Mbps  
Superfast  
53 Mbps  
Ultrafast  
9000 Mbps

Satellite / Fibre TV Availability  
BT  
Sky  
Virgin

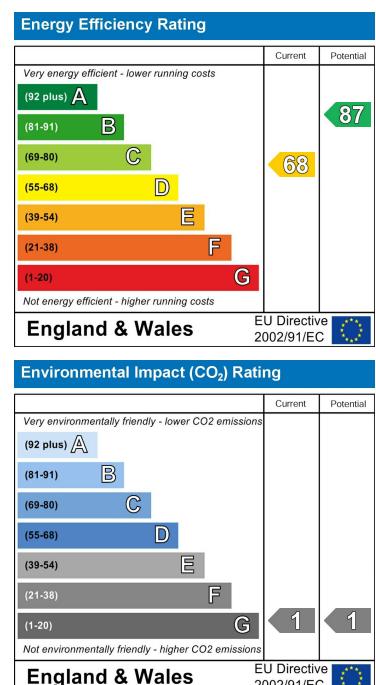
## Floor Plan



## Area Map



## Energy Efficiency Graph



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