



## 48 Cae Morfa, Neath, SA10 6EH

**Offers In The Region Of £219,950**

Nestled in the charming village of Skewen, Cae Morfa presents an excellent opportunity to acquire a modern semi-detached house that is both stylish and practical. This delightful property boasts three well-proportioned bedrooms and two bathrooms, making it an ideal choice for families or those seeking extra space. Situated close to local amenities and transport links, residents will enjoy easy access to Neath Town and Swansea City Centre, where a variety of shops, bars, and restaurants await. Viewing this property comes highly recommended, as it truly encapsulates modern living in a desirable location. Upon entering, you are welcomed by a spacious hallway that leads to a cloakroom, enhancing the convenience of daily living. The living room is a comfortable space, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the modern fitted kitchen/diner, which offers a bright and inviting area for family meals and gatherings. The first floor comprises three bedrooms, providing ample accommodation for family members or guests, along with a well-appointed bathroom. The property benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency. Externally, the enclosed rear garden offers a private outdoor space, ideal for children to play or for hosting summer barbecues.

Additionally, the gated off-road parking for two vehicles adds to the convenience of this lovely home.

## Main dwelling

Hallway 12'60 x 6'57 (3.66m x 1.83m)



Oak effect vinyl flooring, radiator and under-stairs cupboard.



Cloakroom 6'60 x 2'96 (1.83m x 0.61m)



Modern suite with low level WC, pedestal wash hand basin with splashback, matching oak effect flooring from hall and radiator.

Lounge 15'90 x 12'52 (4.57m x 3.66m)



A bright and inviting room filled with natural light, enhanced by dual-aspect windows, including a charming box bay. The well-proportioned space offers warmth and comfort, complemented by a radiator





with a stylish range of white high-gloss wall and base units complemented by long chrome handles. The wood-effect worktops and matching splashback enhance the contemporary feel, while brick feature tiles add a touch of character. Equipped with a four-ring gas hob, electric oven, and extractor hood, the kitchen is both functional and elegant. A composite sink drainer with Franke-style taps sits beneath a window, allowing natural light to flow through. Oak-effect cushion flooring adds warmth, and patio doors lead to the rear garden, creating a bright and airy space. Additional windows to the front and rear, along with a radiator, ensure comfort and practicality.



**Kitchen/diner 15'08 x 9'46 (4.78m x 2.74m)**



A modern kitchen with a spacious dining area, fitted



**Landing 9'03 x 8'16 (2.82m x 2.44m)**



**Bedroom one 12'94 x 8'81 (3.66m x 2.44m)**



With window to front, smooth ceiling and radiator.



**En-suite shower room 6'99 x 4'05 (1.83m x 1.35m)**

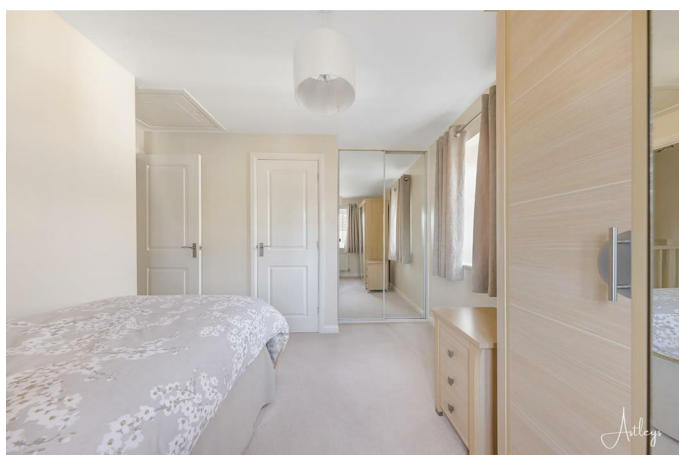


Modern suite with shower cubicle, vinyl oak effect flooring, pedestal wash hand basin with splashback, shaver point and radiator.

### Bedroom two 11'05 x 8'81 (3.48m x 2.44m)



Double room with a range of mirror fronted doors, window to side and front, further storage cupboard with built-in-shelves, attic door and radiator.



### Bedroom three 6'99 x 6'76 (1.83m x 1.83m)



With window to side and radiator.

### Rear garden



A beautifully enclosed rear garden featuring feathered fencing panels for added privacy. The space includes a gated driveway with parking for two cars, well-maintained patio areas, and a mix of mature bushes and shrubs that create a lush and inviting atmosphere. Partially lawned, the garden offers a perfect blend of greenery and functional outdoor space.



**Rear garden**



**Rear garden**



**Driveway**



Gated driveway with parking for two vehicles.

**Drone**



**Council tax**

Council Tax

Band:

C

Annual Price:

£2,028 (min)

**Services**

Council Tax

Band:

C

Annual Price:

£2,028 (min)

Conservation Area

No

Flood Risk

England Only

Floor Area

882 ft 2 / 82 m 2

Plot size

14.68 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

11 Mbps

Superfast

80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky

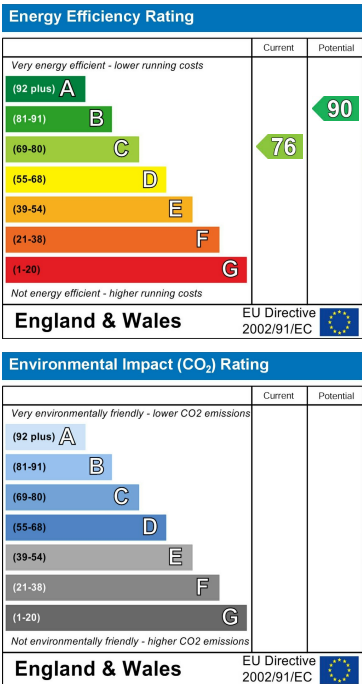
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.