

## 8 Castle Street, Skewen, Neath, SA10 6BY

**Offers In The Region Of £220,000**

Situated in a quiet cul-de-sac location within the village of Skewen, close to local schools and shops, M4 motorway and a short drive from all amenities and facilities at Neath Town Centre, a semi-detached family home, attractively presented by the current occupier, benefitting from gas central heating, double glazing and accommodation over 3 floors to include open plan entrance hallway, sitting room, kitchen and living area to the ground floor, 3 bedrooms and bathroom/w.c. to the first floor and converted attic room to the second floor. Externally, there is a front garden area and enclosed level good size garden to rear and possible off-road parking.



**Front double glazed entrance door into:**

**Entrance hallway 11'1" x 6'6" (3.388m x 2.005m)**



With stairs to first floor, spotlights and coving to ceiling, open plan to:

**Sitting room area 19'9" x 11'9" (6.037m x 3.583m)**



With vintage radiator, double glazed french doors to rear garden, upright radiator, coved ceiling, arch to:



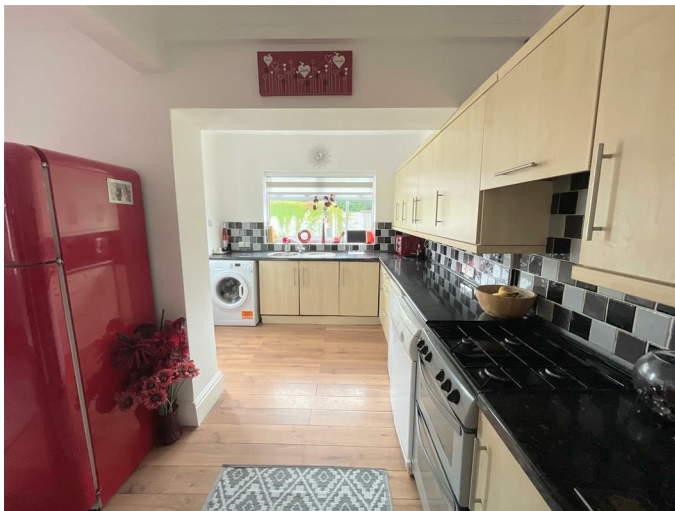
**Living room area 12'11" x 12'0" (3.942m x 3.669m)**



With feature fireplace with marble effect insert and hearth and fitted gas fire (not tested), double glazed bay window to front, vintage radiator, picture rail, laminate flooring.



Kitchen area 14'9" x 9'8" (4.512m x 2.952m)

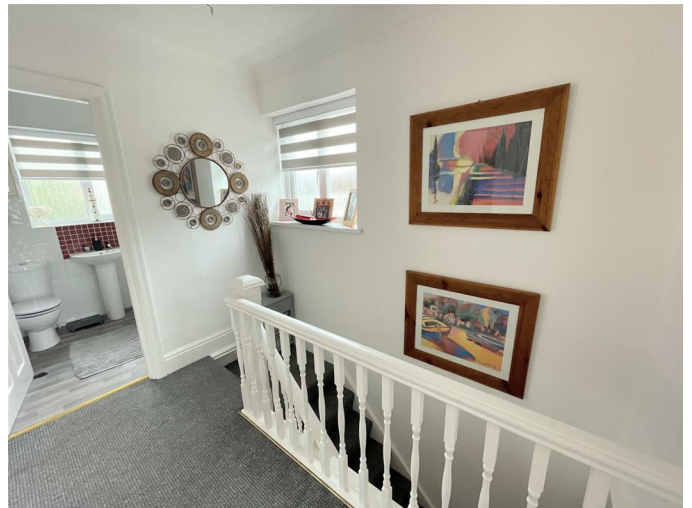


Fitted with a range of base and wall units in Maple colour with black marble effect work surface, stainless steel bowl style sink with drainer, space for washing machine, fridge,, freezer and dishwasher, space for Range style cooker with extractor canopy over part tiled walls, double glazed window and door to rear garden, laminate flooring, spotlights to ceiling.



## FIRST FLOOR

### Landing area







**Bedroom one 12'11" x 10'6" (3.938m x 3.205m)**



With double glazed window to front, picture rail, radiator.

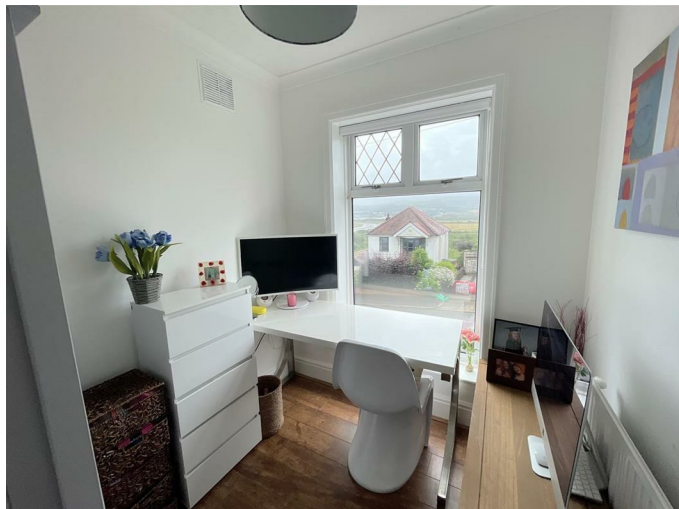
**Bedroom two 11'9" x 11'6" (3.603m x 3.529m)**



With double fitted cupboard housing combi gas central heating boiler, double glazed window to rear, radiator.



**Bedroom three 7'4" x 6'8" (2.24m x 2.03m)**



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

**Bathroom/w.c. 6'5" x 5'9" (1.976m x 1.763m)**



3 piece suite in white comprising 'p shaped bath with shower, w.c., wash hand basin, cushion flooring, fully tiled walls, double glazed window to rear, coved ceiling.

## **SECOND FLOOR**

**Attic Room 14'8" x 14'10" (4.486m x 4.545m)**



With laminate flooring, eaves storage cupboards, 2 velux roof lights to front and rear, spotlight to ceiling.





## OUTSIDE



Front garden laid to lawn. Side access gate to enclosed level good sized rear garden with patio, lawn and decked area. There are double gates leading from the rear lane leading to off-road parking for potentially 2 vehicles.



## Rear view of house



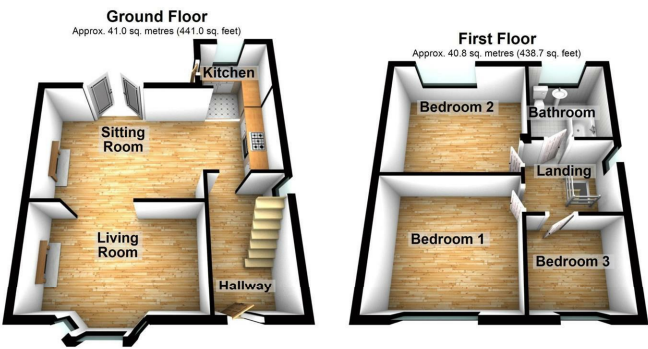
## Views from bedroom windows



## AGENTS NOTE

Council Tax Band C with an annual payment of £1788

Floor Plan

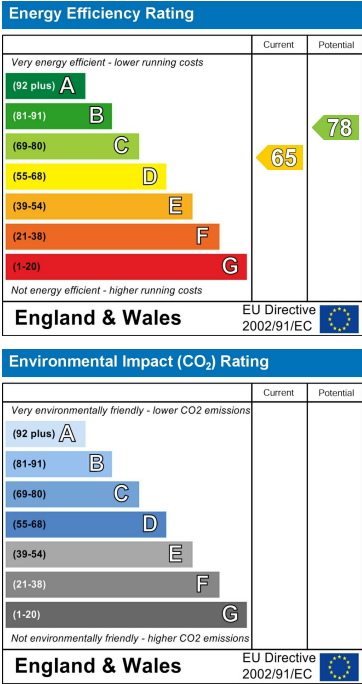


Total area: approx. 81.7 sq. metres (879.7 sq. feet)

Area Map



Energy Efficiency Graph



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