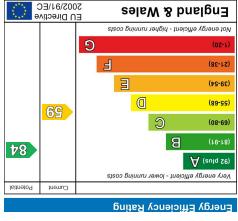


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

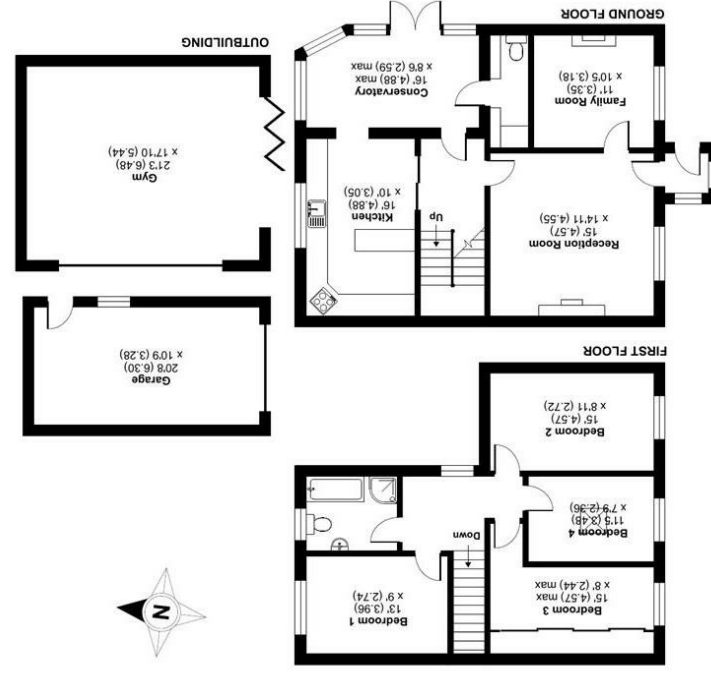


EPC



AREA MAP

RICS Certified Property Measurement
 Produced in accordance with RICS Property Measurement Standards incorporating
 Produced for Dawson's Property, REF: 115685



Park Avenue, Skewen, Neath, SA10

Approximate Area = 1498 sq ft / 139.1 sq m
 Garage = 223 sq ft / 20.7 sq m
 Outbuilding = 380 sq ft / 35.3 sq m
 Total = 2101 sq ft / 195.1 sq m

For identification only - Not to scale

FLOOR PLAN



54 Park Avenue
 Skewen, Neath, SA10 6SA
 Offers Over £330,000



GENERAL INFORMATION

This end-terrace family home offers a delightful blend of modern amenities and country charm. Upon entering, you're welcomed by an entrance porch that leads into a cosy lounge, perfect for relaxing. Adjacent is a spacious family room, ideal for gatherings. A convenient cloakroom and inner hallway provide easy access to the heart of the home: a modern kitchen equipped with a breakfast bar, perfect for casual meals and entertaining. The bright conservatory at the rear of the house offers additional living space, filled with natural light.

Upstairs, the property boasts four well-sized bedrooms, offering ample space for family or guests. The contemporary bathroom features a luxurious four-piece suite, ensuring a touch of elegance and comfort.

Externally, the home continues to impress. The front garden adds curb appeal, while the enclosed rear garden is a private oasis, complete with lawned, decked, and patio areas for outdoor enjoyment. A rear garage provides secure parking and additional storage.

The standout feature is the gym, with bi-folding doors that open onto the garden, creating a seamless indoor-outdoor connection. This property is the perfect family home, combining stylish interiors,



FULL DESCRIPTION

Ground Floor

Entrance Porch

Reception Room

14'11" x 14'11" (4.57m x 4.55m)

Family Room

10'11" x 10'5" (3.35m x 3.18m)

Kitchen

16'0" x 10'0" (4.88m x 3.05m)

Conservatory

16'0" (max) x 8'5" (max) (4.88m (max) x 2.59m (max))

Cloakroom



First Floor

Landing

Bedroom 1

12'11" x 8'11" (3.96m x 2.74m)

Bedroom 2

14'11" x 8'11" (4.57m x 2.72)

Bedroom 3

14'11" (max) x 8'0" (max)
(4.57m (max) x 2.44m (max))

Bedroom 4

11'5" x 7'8" (3.48m x 2.36m)

External

Front Garden

Enclosed Rear Garden with Pedestrian Access

Gym

21'3" x 17'10" (6.48m x 5.44m)

Parking

20'8" x 10'9"
Garage

Council Tax Band - B

EPC

D

Tenure - Freehold

Services

Mains electricity, gas, water (billed) and drainage.
Broadband The current supplier is Virgin Media.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

