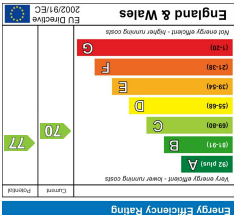
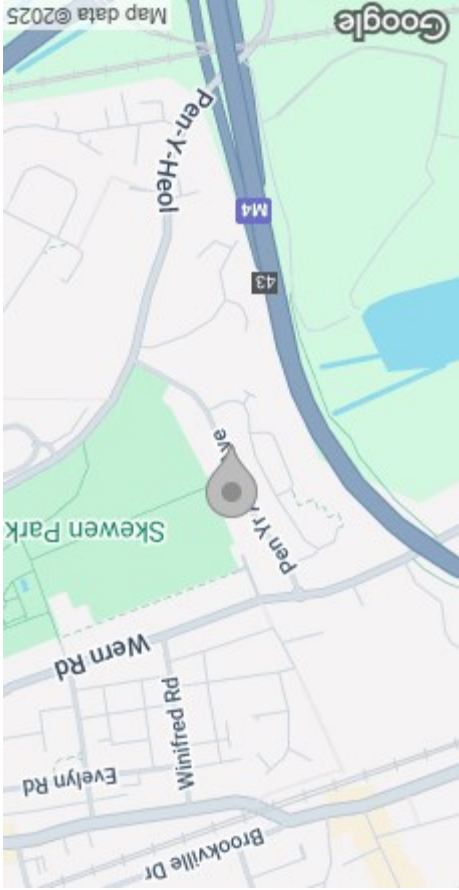


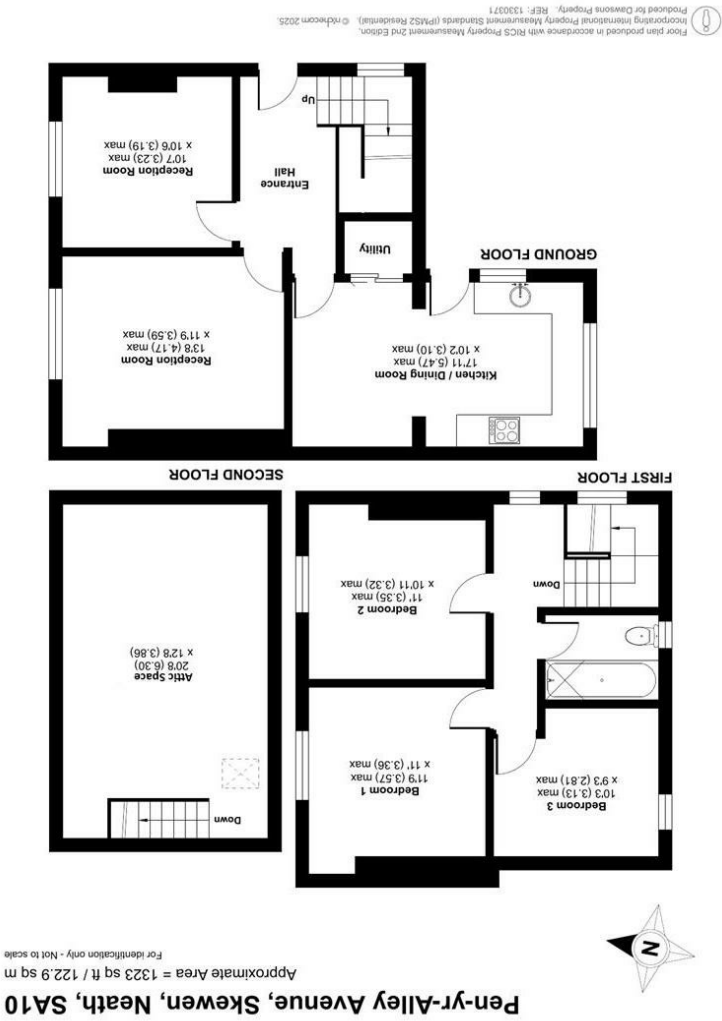
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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



FLOOR PLAN



48 Pen-Yr-Alley Avenue
Skewen, Neath, SA10 6DS
Offers Over £190,000

3 1 2 C

GENERAL INFORMATION

**** Offers Over £210,000 ****
Situating in the charming area of Skewen, Neath, this beautifully presented semi-detached house on Pen-Yr-Alley Avenue offers a delightful blend of modern living and comfort. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms providing ample opportunity for relaxation and entertaining. The heart of the home features a modern fitted kitchen that seamlessly opens into the dining room, creating a wonderful space for family meals and gatherings. This open-plan layout enhances the sense of space and light, making it a truly enjoyable area to spend time in.

The property also benefits from a beautifully maintained enclosed rear garden, providing a private outdoor retreat for gardening enthusiasts or a safe play area for children. Additionally, the convenience of driveway parking for two vehicles ensures that you will never have to worry about finding a space.

With great transport links to the M4, commuting to nearby towns and cities is made easy, making this location particularly appealing for those who travel for work or leisure.

FULL DESCRIPTION

Entrance

Hallway

Reception Room
10'7 max x 10'6 max (3.23m max x 3.20m max)

Reception Room
13'8 max x 11'9 (4.17m max x 3.58m)

Kitchen/Dining Room
17'11 max x 10'2 (5.46m max x 3.10m)

Utility

First Floor

Landing



Bedroom Two
11'0 max x 10'11 max (3.35m max x 3.33m max)

Bedroom One
11'9 max x 11'0 max (3.58m max x 3.35m max)

Bedroom Three
10'3 max x 9'3 max (3.12m max x 2.82m max)



Bathroom
Attic Space
20'8 x 12'8 (6.30m x 3.86m)

External
Parking
Driveway for two vehicles.

Council Tax Band
C

EPC
C

Tenure
Freehold

Services
Mains electricity, gas, water and drainage.
Broadband - The current supplier is Virgin Media.
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, Tesco. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

Additional Information
Please note that the property has had a flat roof replacement.

