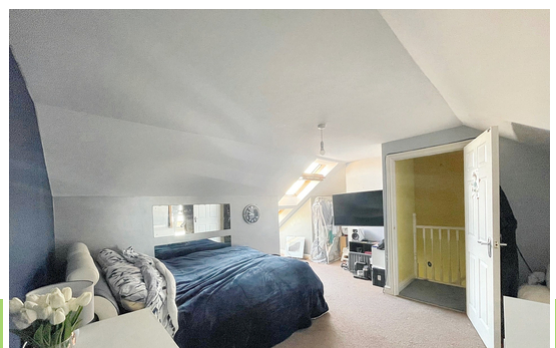




6 The Meadows, Skewen, Neath, SA10 6SJ

Asking Price: £349,950

- Extended Detached Family Home
- Four Bedrooms
- Accommodation Set Out Over 3 Floors
- Enclosed Rear Garden
- Quiet And Sought After Residential Area
- Comfortable And Spacious Living
- Driveway Parking
- Close To all Local Shops And Amenities



Entrance Hallway

Entered via double glazed front door to hallway, staircase giving access to the first floor, Under stair storage doors to:-

Cloakroom

0.93m x 1.98m (3' 1" x 6' 6")

A two piece suite comprising low level W.C, wash hand basin with splash back tiling, double glazed frosted window to front aspect.

Lounge

3.19m x 5.63m (10' 6" x 18' 6")

A good size light and airy room with feature electric fire within ornate surround, ceiling rose with coving, double glazed bay window to front aspect, wooden folding doors to :-

Dining room

Double glazed french doors to rear garden

Kitchen / Diner

5.48m x 3.05m (18' 0" x 10' 0")

A fully fitted modern kitchen with a good selection of matching base and wall units with colour coordinated roll top work surface space and preparation area incorporating a double sink unit with hot and cold mixer taps over, built in fan assisted electric oven, 4 ring gas hob and extractor canopy over, plumbing / space for fridge freezer, part tiled walls, ceramic tile flooring, and double glazed window looking onto rear garden. The kitchen is open plan effect to dining area with continued ceramic tile flooring, doors to:-

Utility room

With a further selection of wall and base units, work surface preparation area with sink unit with hot and cold mixer taps. plumbing for automatic washing machine, dishwasher, ceramic tiled flooring, wall mounted combi boiler (supplying domestic hot water and gas central heating), double glazed window to rear, [part glazed door to side access, further door to:-

Sitting room / Gym / Playroom

3.07m x 5.12m (10' 1" x 16' 10")

Fitted storage unit, double glazed window to front aspect.

First Floor Landing

With airing cupboard and space for a tumble dryer, staircase to second floor, doors to:-

Bedroom 1

3.27m x 3.91m (10' 9" x 12' 10") Ceiling fan light, double glazed window to front aspect and door to bedroom 3, door to :-

Ensuite

2.68m x 0.95m (8' 10" x 3' 1")

Door to ensuite, A three piece suite comprising walk in glazed shower housing electric shower and vanity wash hand basin low level wc, extractor fan, double glazed frosted window to side. Doors to:-

Bedroom 2

3.20m x 3.08m (10' 6" x 10' 1")

Medium oak laminate flooring, Double glazed window to rear aspect.

Bedroom 3

2.02m x 2.03m (6' 8" x 6' 8")

Double glazed window to front, Door leading to bedroom one.

Bathroom

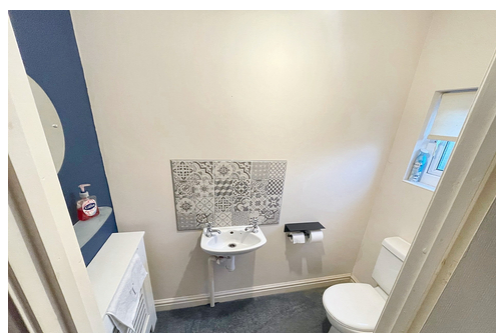
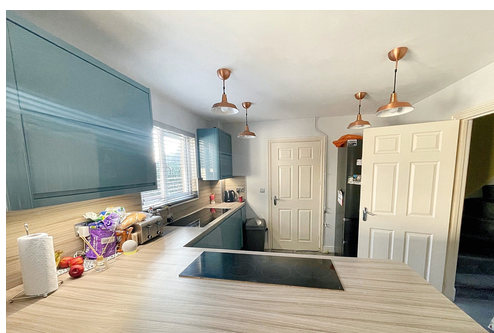
2.06m x 1.93m (6' 9" x 6' 4") A three piece suite comprising panel bath with central mixer tap, vanity wash hand basin, low level W.C, part tiled walls, extractor fan and double glazed frosted window to rear aspect.

Master bedroom

4.76m x 3.82m (15' 7" x 12' 6") Good sized spacious light and airy space, eave storage, 2 velux windows to rear aspect

External

Driveway for multiple cars to the front, to the rear a low maintenance level garden with patio, decked area, electric spa hot tub, garden shed with wood burner, side access for bin storage

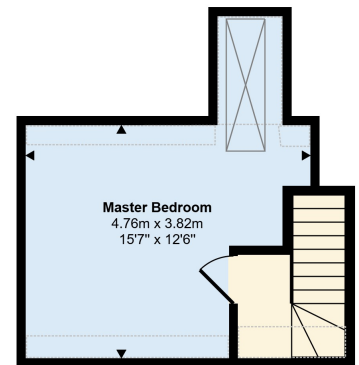
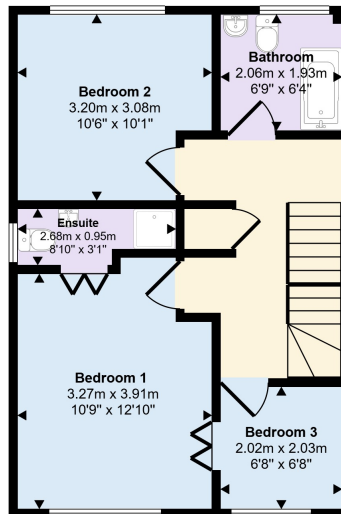
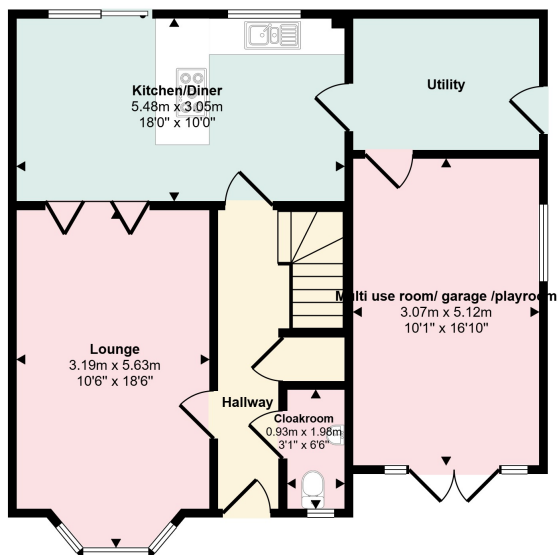


Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



Approx Gross Internal Area
136 sq m / 1468 sq ft



Ground Floor
Approx 70 sq m / 753 sq ft

First Floor
Approx 45 sq m / 482 sq ft

Second Floor
Approx 22 sq m / 233 sq ft

Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	71	83

