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124 Cae Morfa

Skewen,

Neath

SA10 6EH

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Asking price **£330,000**

Nestled on the periphery of a sought after development, with a private shared access driveway into a quiet cul-de-sac area, is this very well presented four bedroom executive detached family home.

A modern executive detached family home

Nestled within a private cul-de-sac within a sought after development of Skewen

Offering convenient commuter access to the M4

Within close proximity to the local village amenities of Skewen

Three reception rooms plus kitchen/breakfast room

Four generous sized bedrooms, master with en-suite shower room

Recently refurbished family shower room

Driveway off road parking for two/three vehicles

Good sized garage and landscaped rear garden





Located on the periphery of Cae Morfa, a sought after residential development within Skewen, is this very well presented four bedroom detached family home. The property is located at the head of a private shared cul-de-sac, offering a quiet and private position, with convenient access to a pedestrian walkway leading to playing fields and the main road for public transport.

The property is entered via a composite and glazed panel door into a light and inviting entrance hallway, with a fitted carpet staircase rising to the first floor accommodation, vinyl flooring laid within the hallway and doorways leading to the dining room, lounge, kitchen/breakfast room, cloakroom, cloaks storage cupboard and study.

The lounge is located to the rear of the property. The spacious room benefits from French patio doors to the rear, allowing for light, access and views onto the garden. There is a further rear window within the room and the floor benefits from fitted carpet. The dining room is located to the front of the property. The room features a bay window to the front and offers plenty of space for a large dining table and chairs. The study is located opposite the dining room. The room also benefits from a bay window to the front and has fitted carpet flooring.

The kitchen/breakfast room is located to the rear of the property. It has been fitted with a matching range of contemporary base and wall mounted units, with a butchers block effect laminated worksurface over. It benefits from an integrated fridge/freezer, integrated eye level oven, a four burner gas hob with extractor hood over, integrated dishwasher and a stainless steel sink unit positioned below the rear window. The room has vinyl flooring laid with a door to the rear providing access to the garden and an internal door leading into the utility room. The utility room provides ample space to house two appliances and currently holds a free standing American fridge/freezer. There is a fitted worksurface with cupboard storage, vinyl flooring and a window to the side. The cloakroom has been fitted with a white two piece suite and has a continuation of the same vinyl flooring as the hallway, with a window to the side.

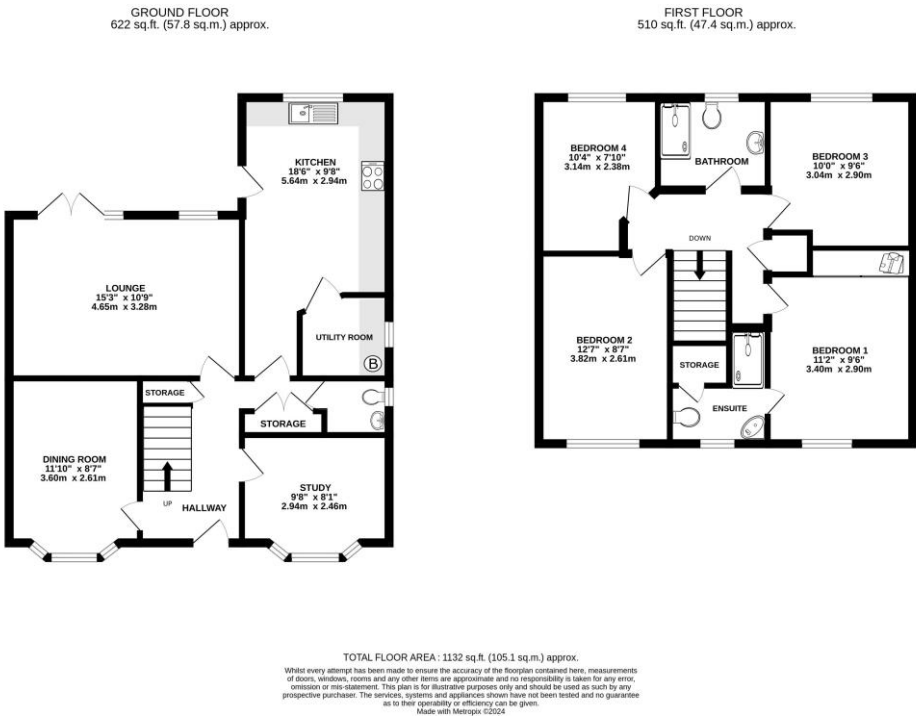
To the first floor, the landing benefits from a continuation of a newly fitted carpet flooring the same as the stairs and gives access to all four bedrooms and the recently refurbished family shower room. Bedrooms one and two are large double bedrooms, both located to the front of the property. They each feature fitted wardrobes storage and have windows to the front. Bedroom one further benefits from a private en-suite shower room, fitted with a white two piece suite.

Bedrooms three and four are comfortable sized double bedroom, both located to the rear of the property with windows providing far ranging views.

The family shower room has been recently refitted and now offers a contemporary white three piece suite comprising; double shower cubicle with an extensive jet wash unit fitted and a curved glazed shower screen, low level WC and a pedestal wash hand basin. There is vinyl flooring fitted, half height tiling to wall wet areas and an obscure glazed window to the rear.

Outside to the rear of the property, a landscaped, tiered rear garden offers a level paved patio area adjoining the property, with paved steps leading down to the bottom tier. The bottom tier is a generous level area, laid to both raised wooden decking and artificial grass. The garden is fully enclosed, with a side wooden access gate leading out onto the driveway ahead of the garage.

The driveway offers off road parking for two vehicles with a further brick pavia area directly in front of the property to accommodate a third vehicle. The grounds to the front of the property are mainly laid to grass, with an established privacy hedgerow running along the footpath in front.





Water (Metred) - Electric - Gas -
Drainage
Council Tax Band E
EPC Rating

Viewing strictly by
appointment through
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Energy performance certificate (EPC)

Building name: Address:	EPC rating C	NEC rate EPC rate 2009
	Current value	Potential score 100-100 kWh/m ² /year

Property type	Detached house
Total floor area	124 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You may need additional measures to comply with the regulations and requirements. [Visit our website](#) or contact your local authority for more information about energy efficiency improvements and related legislation.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve the property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower the energy you are likely to be.

For properties in England and Wales:

- the average energy rating is D,
- the average energy scores is 60.

Breakdown of property's energy performance

