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22 Wern Road  
Skewen  
SA10 6DN



## 22 Wern Road

Asking price **£250,000**

Situated on enviably Skewen's most sought after road, is this very well maintained three bedroom semi detached family home.

New to market with no ongoing chain

Situated on one of Skewen's most sought after roads

Access to Skewen Park just a stones throw away

Convenient commuter access to Junction 43 of the M4

Within walking distance to local amenities, shops and school

A traditional bay fronted semi detached property

Two reception rooms, kitchen, pantry, lean to and cloakroom

Three bedrooms to first Floor

Basement workshops

Off road parking to front plus garage to rear









This charming bay fronted three bedroom semi detached family home is located just a stones throw from Skewen Park, on the well regarded and sought after Wern Road. An ideal purchase for first time buyers, the property has been lovingly maintained for many years and is now being sold with no ongoing chain.

The property is entered via a UPVC and glazed panel door into a convenient entrance porch with a glazed window to the side, tiled flooring and a wooden door leading into the entrance hallway.

The entrance hallway provides access to the two front reception rooms, kitchen, understairs storage cupboard and stairs rising to the first floor accommodation.

The two front reception rooms offer spacious accommodation with one room featuring a large bay window to the front and the other benefits from an ornate feature gas fireplace with wooden surround.

The kitchen is located to the rear of the property and has been fitted with a matching range of wooden base and wall mounted units, with a laminated worksurface. There is a unique drawer and cupboard storage within the chimney breast, with space to one side for a free standing cooker.

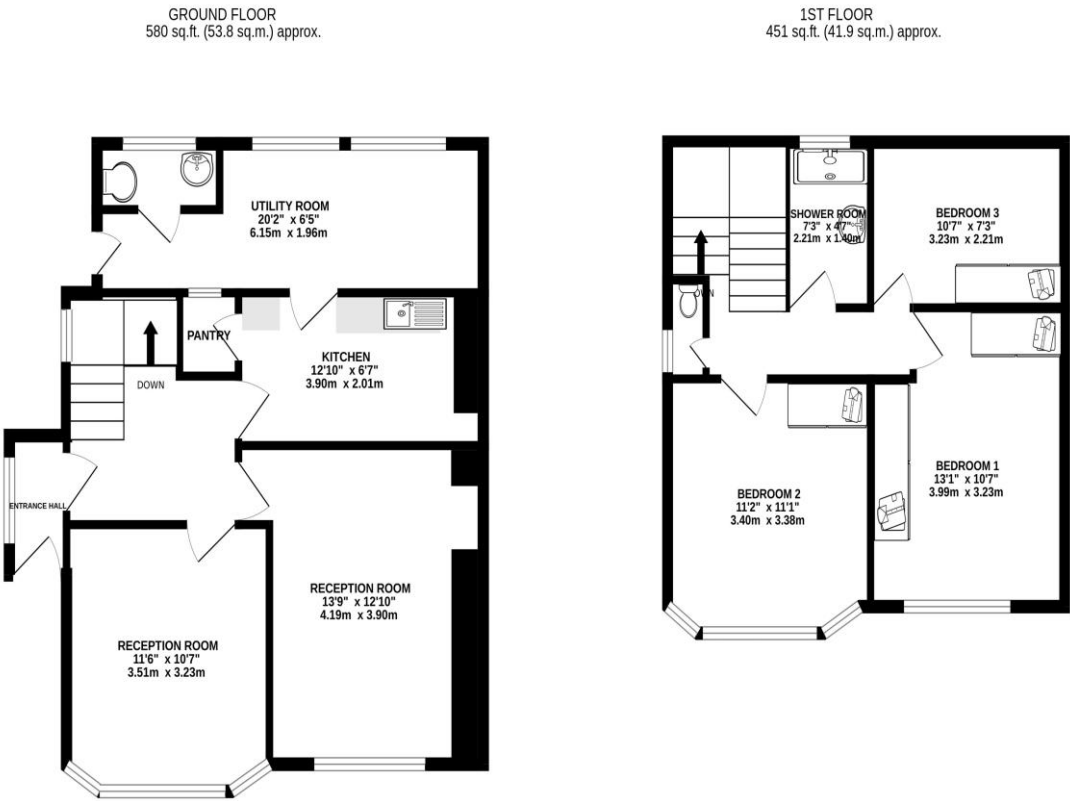
Within the kitchen there is access to a useful pantry storage cupboard fitted with shelves, with a glazed window to the side providing natural light. Leading off the kitchen is a lean to conservatory extension, fitted to one side with base and wall mounted units to extend storage from the kitchen and further benefits from space and plumbing for white goods. To the other side there is a cloakroom, fitted with a white three piece suite comprising; low level WC and pedestal wash hand basin.

To the first floor the landing gives access to all three bedrooms, the shower room and separate toilet.

The two bedrooms to the front of the property are good sized double bedrooms each benefitting from built in wardrobes and large windows to the front. The remaining third bedroom is a well proportioned single bedroom benefiting from a window to the rear providing far ranging views and built in wardrobe and cabin storage.

The shower room has been recently upgraded and has been fitted with a contemporary white two piece suite comprising; double glazed shower cubicle with an electric chrome effect shower fitted and a vanity wash hand basin with drawer storage below. There is an obscure glazed window to the rear, full wall tiles and tiled flooring. Lastly off the landing is the separate WC with its down obscure window to the side. Outside to the front of the property is a generous sized court yard garden, laid mainly to sandstone gravel and bordered by a half height stone wall. There is an area to one side allowing off road parking for one car. Access to the rear garden is achieved alongside the property and down a set of concrete step. The large rear garden is predominantly laid to lawn with a concrete patio area and pathway leading to an allotment area to the rear and the pedestrian door of the garage.

A doorway off the patio area provides access to the basement workshop areas. The areas divide into three different spaces, one storage space that currently houses the gas combination boiler, a potting shed area and tool shed/workshop area. The space would make an ideal conversion into living accommodation as neighbouring properties have done so, subject to obtaining necessary planning permissions.



TOTAL FLOOR AREA : 1031 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Directions

SAT NAV USERS SA10 6DN

## Tenure

Freehold

## Services

All Mains Services

Council Tax Band D

EPC Rating E

Viewing strictly by  
appointment through  
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**RICS**

## Energy performance certificate (EPC)

33, Alfred Street Neath SA11 1EH	Energy rating <b>E</b>	Valid until 6 July 2024
Certificate number: 8476 7222 8888 8888 4888		

Property type	Semi-detached house
Total floor area	115 square metres

### Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-efficiency-standards-landlord-guidance) from [www.gov.uk/guidance/energy-efficiency-standards-landlord-guidance](https://www.gov.uk/guidance/energy-efficiency-standards-landlord-guidance).

### Energy efficiency rating for this property

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

[See how to improve this property's energy performance](#)

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



