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4 The Meadows  
Skewen  
Neath  
SA10 6SJ

# 4 The Meadows

Offers In Excess Of  
£385,000

An attractive and very well maintained five bedroom detached family home, situated in a highly sought after and modern development within Skewen and offering flexible accommodation ideal for a large or growing family.

An executive five bedroom detached family home

Very well presented throughout

Positioned within a quiet cul-de-sac

Found in a sought after area of Skewen, Neath

Offering convenient commuter access to the M4

Within walking distance to local reputable schools, train station, rugby club and village amenities

Five bedrooms, Master with en-suite shower room and dressing area

Good sized level rear garden with recently landscaped for low maintenance

Driveway off road parking for two/three vehicles

Viewings highly recommended





This executive five bedroom detached family home offers generous and flexible accommodation for a large growing family. It is located within a sought after residential development, close to local village amenities, Skewen rugby club and reputable schools.

The property is entered via a modern composite and glazed panel door into an inviting entrance hallway, with tile effect laminated flooring, staircase rising to the first floor accommodation and doorways leading to the lounge, under stairs storage cupboard, cloakroom and the dining room.

The lounge is located to the front of the property and has laminate wood flooring laid. It features a bay window to the front flooding the room with natural light, a focal media unit to one wall and a set of wooden bi-folding doors to the rear provide access into the dining room. The dining room is an impressive sized space, ideal for hosting a large family and can accommodate a large dining table and chairs. There is a continuation of the same tile effect laminate as the hallway and a large window to the rear provides light and views over the garden. To one end of the room a set of sliding patio doors leads into the conservatory extension, which features ceramic tiled flooring. The conservatory features a pitched obscured roof, windows to three sides, a set of patio doors giving access to the garden and further benefits from plumbed heating, making it a useable space throughout the year.

To the opposite end of the dining room a set of wooden bi-folding doors gives access to the kitchen. The large and well appointed kitchen features porcelain tiled flooring and has been fitted with a matching range of contemporary base, larder and wall mounted units, with a butchers block effect laminated worksurface over. As part of the kitchen upgrade, a central island was installed and is moveable, conveniently set on wheels for ease when manoeuvring. The fitted units have been designed to create optimum storage, with built in baskets and pull out shelving. The area offers space for an American style fridge/freezer and has room for two appliances appliance. The kitchen further benefits from tiled splash backs, a 'belling' gas range cooker, integrated dishwasher and an integrated winecooler. There is a large window to the rear set above the stainless steel sink unit, with a swan neck mixer spray tap, protected by a glazed top and a pedestrian composite door to the side providing access to the garden.

A second doorway within the kitchen leads into the sitting room. Previously the integral garage, the room now offers far more versatility and benefits from fitted carpet flooring and a large window to the front. Back off the hallway the cloakroom has been fitted with a white two piece suite comprising; low level WC and wall mounted wash hand basin.

To the first floor the generous sized landing area gives access to four of the five bedrooms and the family shower room. Bedroom one is an impressive sized Master suite featuring laminate wood flooring, built in wardrobe storage, separate dressing area and access to a private en-suite shower room. The en-suite has been fitted with a white three piece suite comprising; corner shower cubicle, low level WC and a vanity wash hand basin. The room benefits from full tiling to all walls, ceramic tile flooring and has an obscure glazed window to the rear

Bedrooms three and four are comfortable sized double bedrooms, each benefitting from fitted wardrobe storage, plumbed vanity wash hand basins and laminate wood flooring. Bedroom five is a well proportioned single bedroom. The family shower room has been fitted with a contemporary white three piece

suite comprising; corner shower cubicle, low level WC and vanity wash hand basin. There is splash back tiling to all wet areas, ceramic tile flooring fitted, wall mounted heated towel rail and an obscure window to the side.

To the second floor is bedroom two, another large double bedroom featuring two velux style windows to the rear, built in wardrobe storage, laminate wood flooring and a plumbed vanity wash hand basin.

Outside to the front of the property is a generous brick paved driveway offering off road parking for two/three vehicles to one side and a lawned area with a birch tree to the other. Ahead of the front door is a sheltered porch area. Access to the rear garden is via a tall wooden side gate, with a paved stepping stone pathway leading around to the rear. At the side of the property there is an electric car charging point for convenience. The rear garden has been recently fully landscaped to create a low maintenance area to relax and enjoy. It is now made up of stone paved patio area, a raised wooden decked area, raised plant border to the rear and finished with ornate sandstone chippings.





## Directions

SAT NAV USERS SA10 6SJ

## Tenure

Freehold

## Services

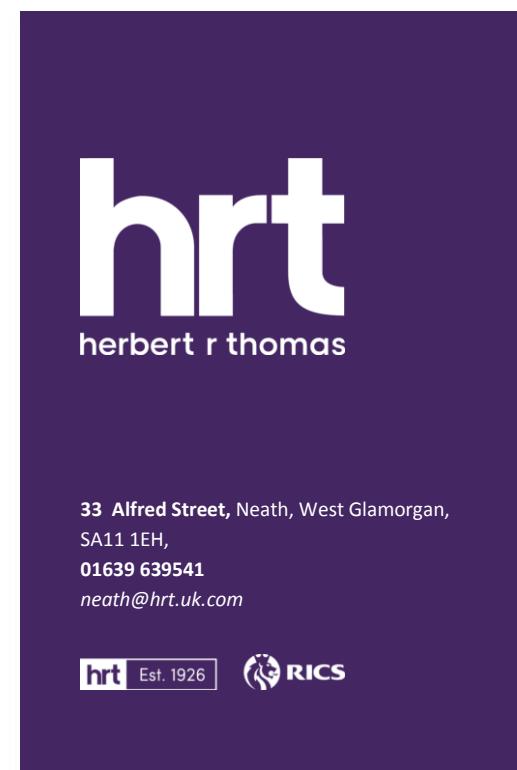
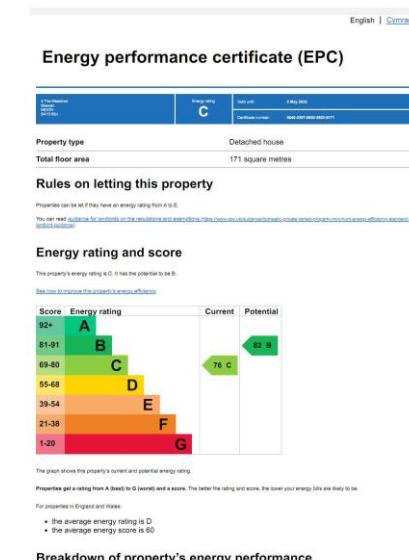
All Mains Services

Council Tax Band E

EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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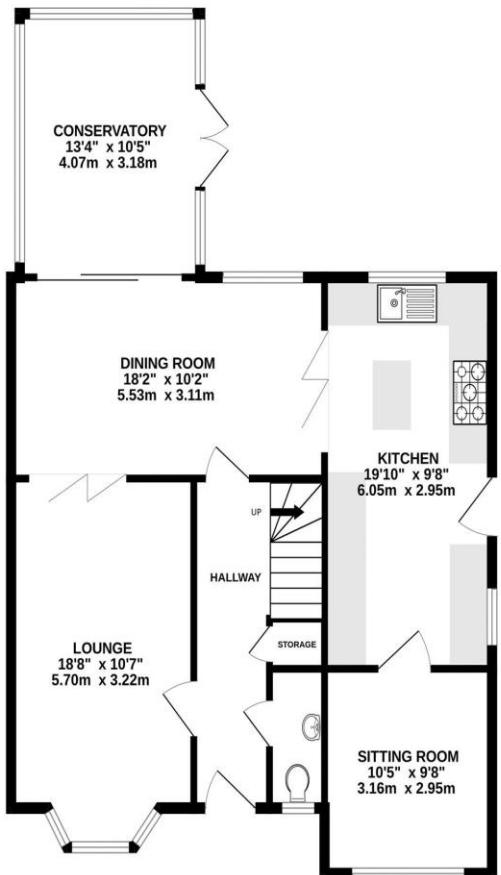
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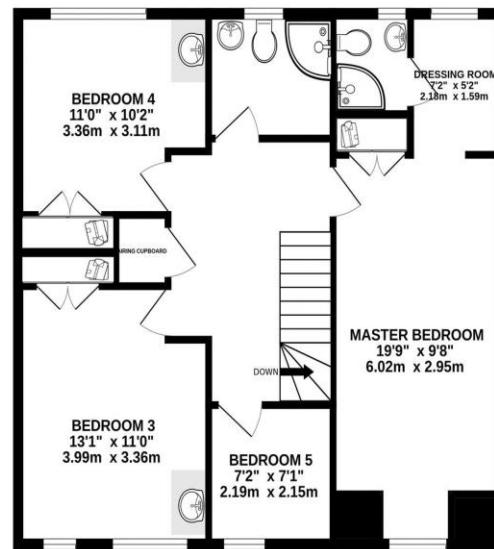
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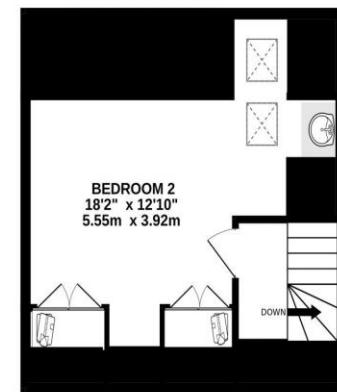
GROUND FLOOR  
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR  
739 sq.ft. (68.7 sq.m.) approx.



2ND FLOOR  
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA: 1916 sq.ft. (178.0 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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