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174 Cae Morfa
Neath,
Neath Port Talbot,
SA10 6EH

174 Cae Morfa

Asking price **£330,000**

A modern and immaculately presented four bedroom detached family home, situated in the well regarded development of Cae Morfa, Skewen.

A modern freehold detached family home

Situated on the periphery of a quiet residential development

Featuring the desired open plan kitchen/dining/living space

Garden room extension to the rear with solid roof and recessed spotlights

Stylish feature wall unit within the lounge, with sunken recess for a wall mounted television and an electric stove fireplace

Four good sized bedrooms, main bedroom with en-suite shower room

Low maintenance enclosed rear garden with raised decked platform

Driveway off road parking

Close to schools, shops and local amenities





This attractive four bedroom detached family home can be found nestled within a quiet residential development within the popular village of Skewen. Lovingly maintained and recently extended, the property now proudly offers a welcoming open plan kitchen/dining/living space, ideal for a growing family.

The property is entered via a composite and glazed panel door into a light and inviting hallway, with stone tile effect vinyl flooring and doorways leading to the lounge, kitchen area, understairs storage cupboard and cloakroom. Cleverly custom fitted below the stairs is a large pull out storage unit, ideal for housing shoes.

The lounge is located to the front of the property and is a bright and spacious room, with carpet laid to floor and a window to the front overlooking the quiet cul-de-sac. The focal feature of the room centres around a stylish wall unit, with a sunken recess space to house a large television unit and a slate effect hearth housing a modern electric stove fireplace.

Continuing along the hallway to the rear of the property, is the impressive sized kitchen/dining/living space. The kitchen area 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 washing machine, integrated eye level oven with a four burner gas hob, offers space for a dishwasher and space for fridge/freezer. There is a window to the rear offering views of the garden and a continuation of the same tile effect vinyl flooring as the hallway. Where once there would have been patio doors off the dining area, an archway now leads through into the modern garden room. With a pitched solid roof fitted and mood setting recessed spotlight, the garden room offers a privacy wall to one side, a continuation of the same vinyl flooring as the kitchen/diner and has windows and patio doors providing views and access to the garden.

The cloakroom on the ground floor features an obscure glazed window to the front and has been fitted with a white two piece suite comprising; low level WC and pedestal wash hand basin.

The stairs rising to the first floor landing has been laid to carpet which continues through into all four bedrooms. Bedrooms one and two are generous sized double bedrooms located to both the front and rear of the property. Bedroom one features built in sliding door wardrobes to one wall, a window to the front and a doorway off the bedroom leads into an en-suite shower room. The shower room offers a white three piece suite comprising; double shower cubicle with a mains shower fitted and glazed shower screen, low level WC and a pedestal wash hand basin. It features splashback tiling above the sink and within the shower cubicle and an obscure glazed window to the side. Bedroom three is a comfortable sized double bedroom with a window to the front and bedroom four is a good sized single bedroom with a window to the rear. The family bathroom has been fitted with a white three piece suite comprising; panel bath, low level WC and pedestal wash hand basin. There is an obscure glazed window to the side, vinyl laid flooring and splashback tiling to all wet areas.

Outside to the front of the property, a small courtyard garden has been landscaped and is mainly laid to artificial grass. Ornate wrought iron railings enclose the space from one side of the property across to the driveway. To one side, there is a tandem driveway offering off road parking for two vehicles ahead of the detached single garage. The garage has been subdivided to offer storage space to the front, accessed by a traditional up and over garage door and to the rear, a fully lined and insulated home office/gym area, accessed directly from the garden via a pedestrian door to the side. A tall wooden gate to the rear of the driveway leads into a beautiful level landscaped garden, fully enclosed for privacy and security. The space offers a large light slate paved patio area, an area laid to artificial grass and a raised wooden deck patio area to the rear.





Directions

For Satnav users SA10 6EH

Tenure

Freehold

Services

All main services and metred.

Council Tax Band D

EPC Rating B

Viewing strictly by
appointment through
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| Energy performance certificate (EPC) | | |
|---------------------------------------|---------------------------|--|
| UKA Con Merit W0111 SA10 6EH | Energy rating B | Valid until 21 January 2018 |
| Property type Detached house | | Certificate number 8476-7939-6010-6153-1938 |
| Total floor area 100 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](http://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<http://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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

The graph shows this 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 your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-65 | D | | |
| 49-54 | E | | |
| 45-48 | F | | |
| 35-44 | G | | |

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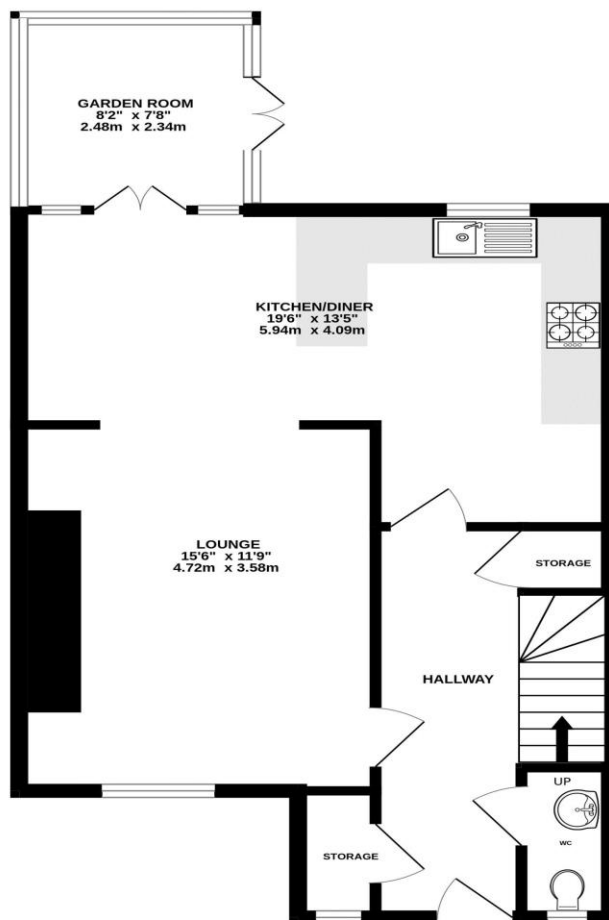
**33 Alfred Street, Neath, West Glamorgan,
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hrt Est. 1926 **RICS**

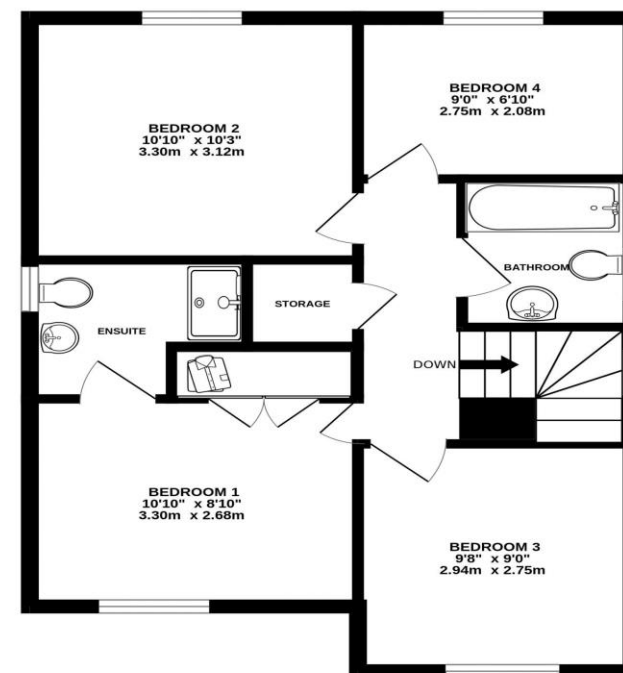
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 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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