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19 Villiers Road
Skewen, Neath, SA10 6AU

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Offers Over **£335,000**

We are delighted to market this extensively renovated, contemporary, semi detached family home, located in the Village of Skewen. The property has a sleek modern finish, it benefits from spacious living accommodation, a large enclosed rear garden, garage and driveway to front.

Beautifully presented, semi detached, extended family home

Open plan kitchen/dining and living area

Second living room

Ground floor shower room

Four Bedrooms

Family Bathroom

Ample parking to front

Double garage/Workshop

Large rear garden

Viewings highly recommended





Enter through an extra wide composite door with a glazed panel, to the HALLWAY (4.57 x 2.02) with a UPVC window, understair storage, decorative radiator, spotlights and tiled flooring.

RECEPTION ROOM ONE (3.30 x 3.93) Enter through a five panel shaker style door, with a UPVC bay window to front, curved radiator, feature fireplace and laminate floor.

KITCHEN / DINING AREA (3.17 x 6.08) Enter through a five panel shaker style door, to the Kitchen/ Dining area with five door Bifold doors to the garden, UPVC window to front with integral blinds, and a four zone room thermostat. The fully tiled Wren kitchen is fitted with a range of eye level and base units, dark worktop with LED lights, integrated fridge freezer, integrated double oven with hob and extractor over, integrated dishwasher with a continuation of the porcelain tiles and underfloor heating from the dining area.

RECEPTION ROOM TWO (3.37 x 3.15) with a contemporary glass fronted electric fireplace, two integrated storage cupboards, soundproofing to the wall adjoining reception room one, a continuation of porcelain tiles and a five panel shaker style door leading to the Utility room.

UTILITY ROOM (1.43 x 2.67) UPVC window, patio doors with obscured glass, radiator, baxi boiler, space and plumbing for a washing machine and tiled flooring.

SHOWER ROOM (1.84 x 2.59) Five panel shaker style door, three piece bathroom suite, comprising; a white porcelain toilet, wash hand basin housed in a vanity unit, LED backlit mirror, freestanding shower with glazed shower curtain and a waterfall style showerhead, UPVC double glazed window with obscured glass, towel radiator, fully tiled walls and flooring and access to the attic.

First floor landing providing access to the three bedrooms.

MASTER BEDROOM (4.07 x 3.01) to the front with a UPVC double glazed bay window, four door fitted wardrobe, double radiator and fitted carpet.

BEDROOM TWO (3.45 x 3.35) with two built in wardrobes, UPVC double glazed window, double radiator and fitted carpet.

BEDROOM THREE (3.58 x 2.61) to the rear of the property with a UPVC double glazed window, radiator, access to the loft and fitted carpet.

BEDROOM FOUR (2.40 x 2.32) to the front of the property with a UPVC double glazed window, radiator, and fitted carpet.

BATHROOM (2.61 x 2.63) Five panel door, tiled walls and flooring, double glazed UPVC window with obscured glass, three piece suite comprising; freestanding bath with pedestal tap and freestanding shower attachment, porcelain toilet, vanity sink with two draws, towel radiator and an airing cupboard housing a boiler.

Externally to the rear there is an enclosed garden with ; patio area, path to the double garage, lawned area with two fruit trees, shrubbery to the side, wooden storage shed, hot tub electric point, side access, an outside tap and exterior lighting surrounding the property.

WORKSHOP (adjoining the garage) with a double up and over electric door, UPVC double glazed window, heavy duty lino flooring, extractor vent to the floor, with power and lighting.

The GARAGE has concrete floor, UPVC double glazed window with security bars, a secondary consumer unit and wash hand basin.





Directions

At the Neath Abbey roundabout take the first left after Tesco's, continue along to the next roundabout go straight ahead then next left onto Old road, continue halfway along take your next left into Compton Road the immediate left into Villiers Road where the property will be located on the left hand side.

Tenure

Freehold

Services

All Mains Services
Council Tax Band C
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Energy performance certificate (EPC)

19 VILLIERS ROAD SHEWEN SA70 8AU	Energy rating D
Valid until 1 March 2031	Certificate number 2110-6802-2100-1005-4021

Property type
Semi-detached house

Total floor area
134 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords](https://www.gov.uk/government/guidance/landlords-and-tenants-guidance) at the situations and exemptions <https://www.gov.uk/government/guidance/landlords-and-tenants-guidance>.

Energy efficiency rating for this property

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

[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.

