



 peter  
alan

## Picton Road, offers in the region of £260,000

- Two Bathrooms
- Hot Tub Included
- Man Cave with Electricity
- Double Driveway
- Sought After Location
- EPC Rating: D
- Council Tax Band - D



 4  2  1

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## About the property

Situated on the popular Picton Road in Skewen, this beautifully presented four-bedroom end-of-terrace property offers spacious and versatile accommodation, making it an ideal family home. With great links to local schools such as Coedffranc Primary, Dwr Y Felin Comprehensive and Neath College, as well as high street stores, frequently running bus routes and a local train station! Fantastic for commutes onto the M4 corridor, A465 or access into Swansea City!

The home is approached through a front garden and sizable driveway to the right of the property with side access. To the ground floor features a hallway through to bright and welcoming open-plan lounge/diner, providing the perfect space for both everyday living and entertaining. This flows seamlessly into a modern fitted kitchen, which offers a range of contemporary units and worktop space. Completing the ground floor is a stylish family bathroom fitted.

To the first floor are four well-proportioned bedrooms, all offering ample space for family living, along with the added convenience of a second bathroom. Stairs lead to an attic room, providing excellent additional storage space.

Externally, the property continues to impress with a large enclosed garden offering fantastic outdoor space. The garden benefits from a fitted hot tub, a substantial man cave with electricity connected, and further storage facilities located at the rear of the garden, as well as lawn and patio space.



## Accommodation

**Entrance Hallway**

**Lounge/Diner**

**Kitchen**

**Downstairs Bathroom**

**Bedroom One**

**Bedroom Two**

**Upstairs Bathroom**

**Bedroom Three**

**Bedroom Four**

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## Floorplan



Total floor area 127.7 m<sup>2</sup> (1,375 sq.ft.) approx

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