

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



45 Park Avenue, Skewen, Neath, Neath Port Talbot. SA10 6RU



£150,000

Main Features

- Three Bedroom Property
- Semi-detached House
- Front and Rear Gardens
- Off Road Parking
- In Need of Repair and Updating
- Close to M4
- Council Tax - C
- EPC - TBC
- Freehold
- Need a Mortgage? We can Help!

General Information

Offering a prominent main road location in the village of Skewen, a freehold, three bedroom, semi-detached house. This property has the potential to be a lovely family home, however is in need of some repair and updating. Close to local amenities with easy access to the M4 corridor. Viewing is highly recommended.

GROUND FLOOR

Hallway

Enter via uPVC door into the hallway. Stairs leading to first floor, doors leading to the living room and kitchen.

Living Room

uPVC window to the front aspect, wood flooring, coved ceilings, radiator.

Dining Room

Window to the rear aspect, wood flooring, fireplace, radiator.

Kitchen

The kitchen requires modernisation and updating, wall, base and sink units with stainless steel sink. Door leading to;

Lean To / Store Room

FIRST FLOOR

Landing

uPVC window to the side aspect, doors leading to bedrooms and bathroom.

Bedroom One

uPVC window to the front aspect, wood to the floor, feature fireplace, radiator.

Bedroom Two

Window to the rear aspect, wood to the floor, feature fireplace, radiator. The combi is housed in this room.

Bedroom Three

uPVC window to the front aspect, wood to the floor, feature fireplace, radiator.

Bathroom

Comprising of a toilet, pedestal hand wash basin, and bath. window to the rear aspect, vinyl flooring, radiator.

EXTERNALLY

Garden

To the front of the property there is a lawned area, a driveway and side access to the rear of the property.

At the rear of the property there is a generous lawn area.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at neath@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding

C

Current heating type

Combi

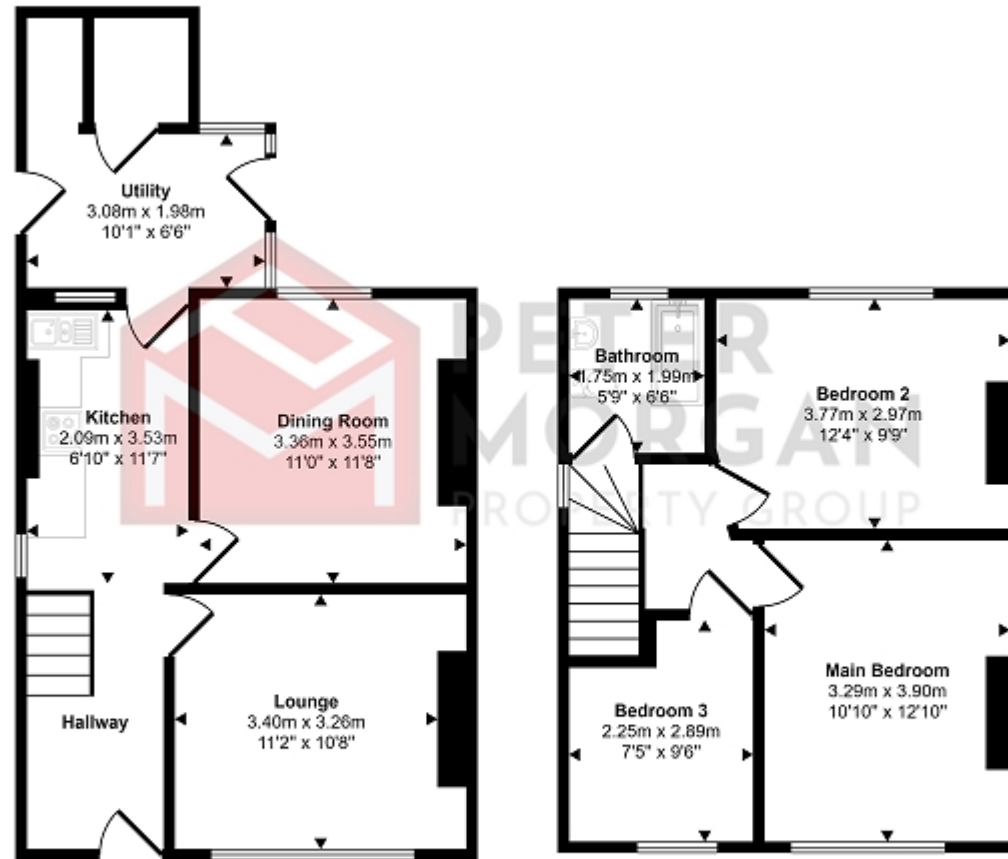
Tenure (To be confirmed)

Freehold





Approx Gross Internal Area
90 sq m / 966 sq ft



Ground Floor
Approx 50 sq m / 533 sq ft

First Floor
Approx 40 sq m / 433 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including £180,000 0% The portion over £180,000 up to and including £250,000 3.5% The portion over £250,000 up to and including £400,000 5% The portion over £400,000 £400,000 up to and including £750,000 7.5% The portion over £750,000 up to and including £1,500,000 10% The portion over £1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN

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