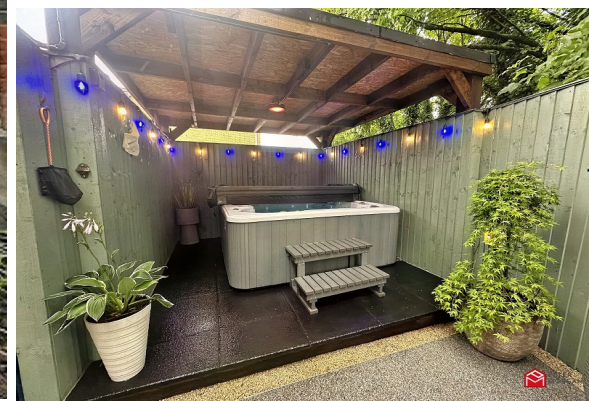


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



149 Cae Morfa, Skewen, Neath, Neath Port Talbot. SA10 6EE



PETER MORGAN

£220,000

Main Features

- Leasehold
- Recently Decorated Throughout
- Beautifully Presented
- Enclosed Rear Garden with Hot Tub
- Perfect First Time Purchase
- Village Located
- Gas Heating
- uPVC Double Glazed Windows
- EPC B
- Need A Mortgage? We Can Help!

General Information

This spectacular, semi detached property really is the ideal first time purchase! Having been recently decorated throughout to a high standard, we expect a high demand of interested, therefore an early viewing is highly recommended.

This property consists of two bedrooms and bathroom to the first floor, with living room, kitchen and WC to ground floor and enclosed garden to the rear with hot tub!

Located in a popular village ideally close to many local amenities whilst also having easy access to the A465 and M4 corridor.

GROUND FLOOR

Hallway

Enter through a composite door, LVT flooring, radiator and access to the kitchen. Doors to;

W.C.

Comprising of a low level WC and vanity wash hand basin with mixer tap. Wooden flooring, radiator and part tiled walls.

Kitchen

A newly fitted 'Wrens' kitchen appointed with a range of wall and base units with work tops over and a black composite sink with mixer tap. uPVC double glazed window to the front aspect, integrated oven with electric hob and extractor fan over, integrated fridge freezer, integrated washing machine, part tiled walls and LVT Herringbone flooring.

Reception

An immaculately presented lounge having LVT Herringbone flooring, seating area, uPVC double glazed window to the side aspect and carpeted stairs with glass balustrade to the first floor.

French doors to access the rear garden.

FIRST FLOOR

Landing

Carpeted flooring, inset ceiling lighting and radiator. Doors to;

Bedroom One

uPVC double glazed window to the rear aspect, radiator, LVT flooring, power points with USB input and 'Sharps' fitted wardrobes and chest draws.

Bedroom Two

uPVC double glazed window to the front aspect, radiator, carpeted flooring, power points with USB input and 'Sharps' fitted wardrobes and chest draws.

Bathroom

Comprising of a low level WC, vanity wash hand basin and a double shower tray with glass panel. uPVC double glazed window to the front aspect, part tiled walls, radiator, extractor fan and an electric toothbrush charging point.

EXTERNALLY

Gardens

Allocated parking to the front, matured shrubs, path leading to the property and side access to the rear garden.

An enclosed rear garden fully slabbed with matured shrubs, resin area and steps down to the enclosed hot tub area. please note the hot tub will be included in the sale.

Leasehold details

£150 Per Annum

Years remaining - 125 years from 1st May 2010 expires 1st April 2135

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (services not tested).

Current council tax banding B

Current heating type Gas

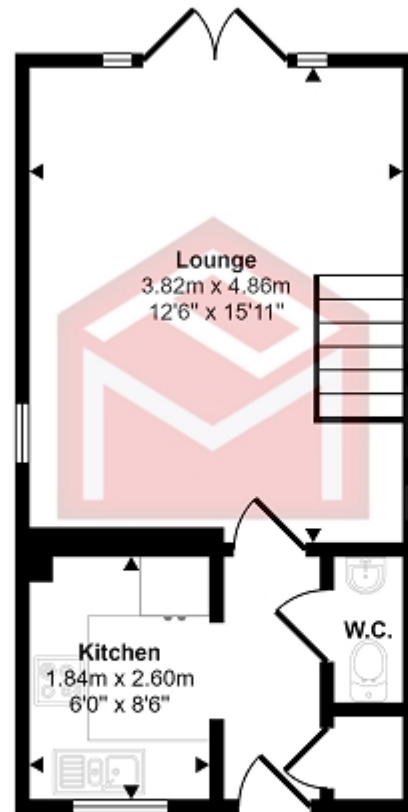
Tenure (To be confirmed) Leasehold



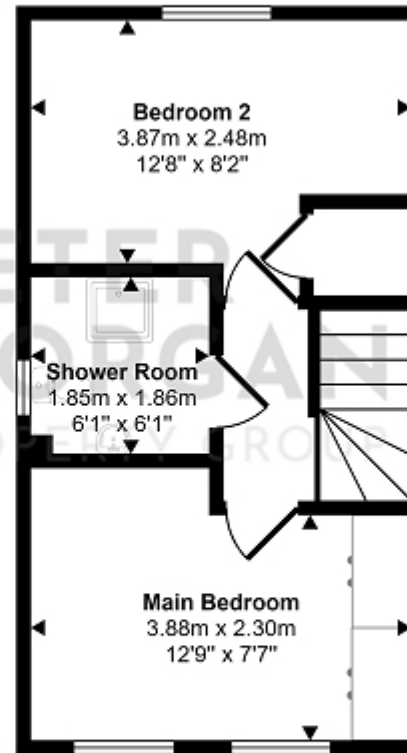




Approx Gross Internal Area
58 sq m / 619 sq ft




Ground Floor
Approx 29 sq m / 311 sq ft



First Floor
Approx 29 sq m / 308 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		97
(81-91) B	83	
(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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