

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



**54 Crymlyn Road, Neath, Neath Port Talbot. SA10 6EA**



**PETER MORGAN**

**£175,000**

### **Main Features**

- Freehold
- Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Garden Front And Rear
- EPC - D
- Council Tax D
- Need A Mortgage? We Can Help!

### **General Information**

This three bedroom, semi detached property in need of some TLC is situated in the popular residential area of Crymlyn Road in Skewen. The property benefits from two reception rooms and kitchen to the ground floor, with three bedrooms and bathroom to the first floor and uPVC double glazing throughout. Close to the A465 and M4 corridor, viewing is recommended for full appreciation of its potential.

### **GROUND FLOOR**

Through uPVC double glazed door to;

#### **Entrance Hall**

Radiator, stairs to first floor and access to;

#### **Reception Room One**

uPVC double glazed bay window to the front aspect with centre rose and carpet.

#### **Reception Room Two**

uPVC double glazed bay window to the rear aspect with centre rose, cupboard, radiator and fireplace.

### **Kitchen**

Appointed with range of matching base and wall units, space and plumbing for washing machine, integrated stainless steel sink, oven with hob, half-tiled walls, uPVC double glazed window to the rear aspect and uPVC double glazed door to the side of the property.

### **FIRST FLOOR**

#### **Landing**

Carpeted with access to;

#### **Bedroom One (Front)**

uPVC double glazed window to the front aspect with radiator.

#### **Bedroom Two (Rear)**

uPVC double glazed window to rear with fitted wardrobes and cupboard space, ceiling fan, radiator and views.

#### **Bedroom Three/Office**

uPVC double glazed window to the front aspect, cupboard and carpeted flooring.

### **EXTERNALLY**

#### **To Front**

Laid to lawn garden with mature shrubs and hedges, side access to kitchen door.

#### **To Rear**

Steps down to concrete area with mature plants to garage.

## Mortgage Advice

Outhouse PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [npt@petermorgan.net](mailto:npt@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** D

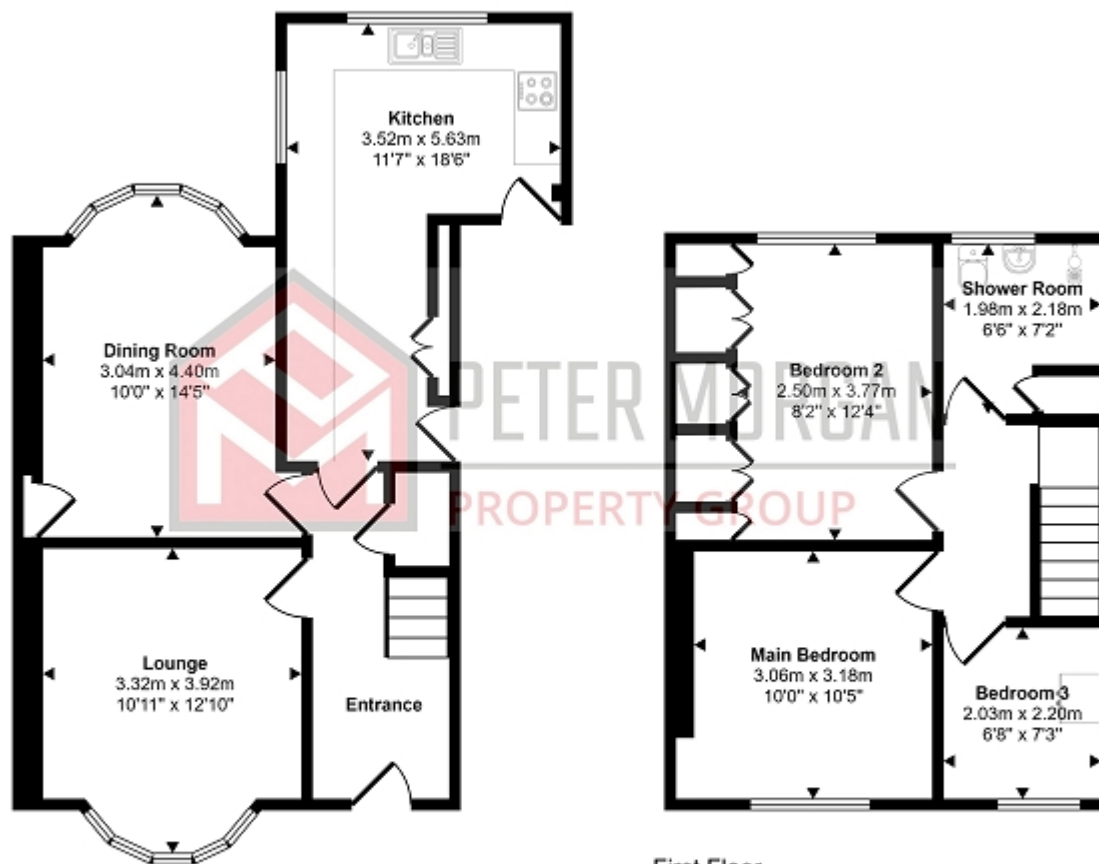
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold





Approx Gross Internal Area  
90 sq m / 964 sq ft




Ground Floor  
Approx 51 sq m / 545 sq ft

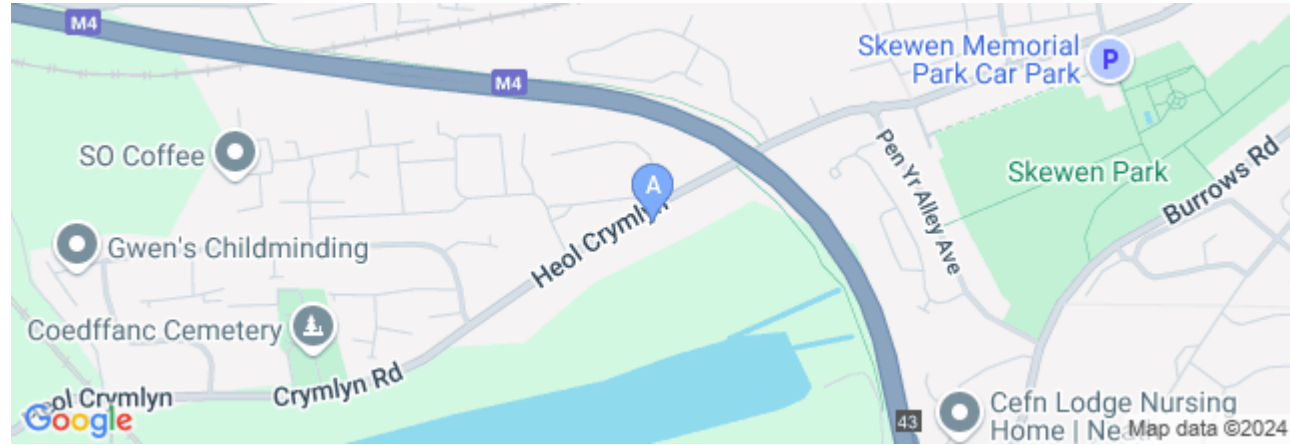
First Floor  
Approx 39 sq m / 419 sq ft

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.

# 54 Crymlyn Road, Neath, Neath Port Talbot. SA10 6EA

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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 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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# PETER MORGAN



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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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

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