

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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10a Bay View Gardens, Skewen, Neath, Neath Port Talbot. SA10 6NJ



PETER MORGAN

£387,500

Main Features

- Sought After Location
- Detached Four Bedroom Family Home
- Freehold
- Far Reaching Views
- Driveway & Integral Garage
- Rear Garden With Raised Decking & Summer House
- Master Bedroom With En-suite
- Conservatory To Rear
- EPC - C
- Need A Mortgage? We Can Help!

General Information

This impressive detached four-bedroom family home is situated in a sought-after location and boasts far-reaching views. The property is freehold, features a driveway and integral garage, and offers a rear garden with raised decking and a summer house. With gas heating and double-glazed windows, this home combines comfort with functionality. The Energy Performance Certificate (EPC) rating is C, indicating good energy efficiency.

The property features two reception rooms, providing ample living space for family activities and gatherings, the master bedroom includes an En-suite bathroom, ensuring privacy and convenience. Additional bedrooms are well-proportioned, providing flexibility for family living or guest accommodation. The home also includes a conservatory at the rear, which enhances the living space and offers views of the garden.

The rear garden is a standout feature, featuring raised decking that extends the outdoor living area, ideal for entertaining during warm months, while the summer house provides additional storage or leisure space. The garden is well-maintained, enhancing the overall appeal of the property and offering a serene outdoor experience.

The property is conveniently located near several amenities, within a short distance, residents can access dining options, including a restaurant and a cafe. For those who enjoy outdoor activities, nearby parks provide green space

for leisure and recreation. The location allows for a balanced lifestyle, with both social and recreational facilities within easy reach.

GROUND FLOOR

Entrance Hallway

uPVC double glazed door, oak wood flooring and radiator.
Doors to;

W.C.

Comprising of a low level WC and pedestal wash hand basin.

Lounge

uPVC double glazed window to the front aspect, wooden flooring, radiator and floor to ceiling window to the rear.

Dining Room

uPVC double glazed window to front aspect, oak wood flooring and radiator.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window, space for fridge freezer, space for a free range cooker, hood over and inset ceiling lighting.
Door to;

Utility

Base units with work tops over and inset stainless steel sink with mixer tap. Plumbing in place for washing machine, space for fridge, radiator and uPVC door to access rear garden.

Conservatory

FIRST FLOOR

Landing

Wood effect flooring and access to the loft above.
Doors to;

Bedroom One

uPVC double glazed window to front aspect, wood effect flooring, built-in wardrobes and storage and radiator.
Door to;

En Suite

Comprising of a low level WC, wash hand basin and double shower cubicle. uPVC double glazed window to front aspect, tiled flooring and inset ceiling spotlights.

Bedroom Two

uPVC double glazed window to front aspect, wood-effect flooring, radiator and built-in wardrobes

Bedroom Three

uPVC double glazed window to rear aspect, wood effect flooring, radiator and built-in wardrobes.

Bedroom Four

uPVC double glazed window to rear aspect, wood effect flooring and radiator.

Bathroom

Comprising of a low level WC, wash hand basin, bath and shower cubicle. uPVC double glazed window to rear aspect, tiled flooring and inset ceiling spotlights.

EXTERNALLY

Gardens

Garage

Integral garage with roller shutter door, Worcester boiler serving domestic hot water and gas central heating, stairs for attic storage, electrical and lighting.

Mortgage Advice

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 (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 E

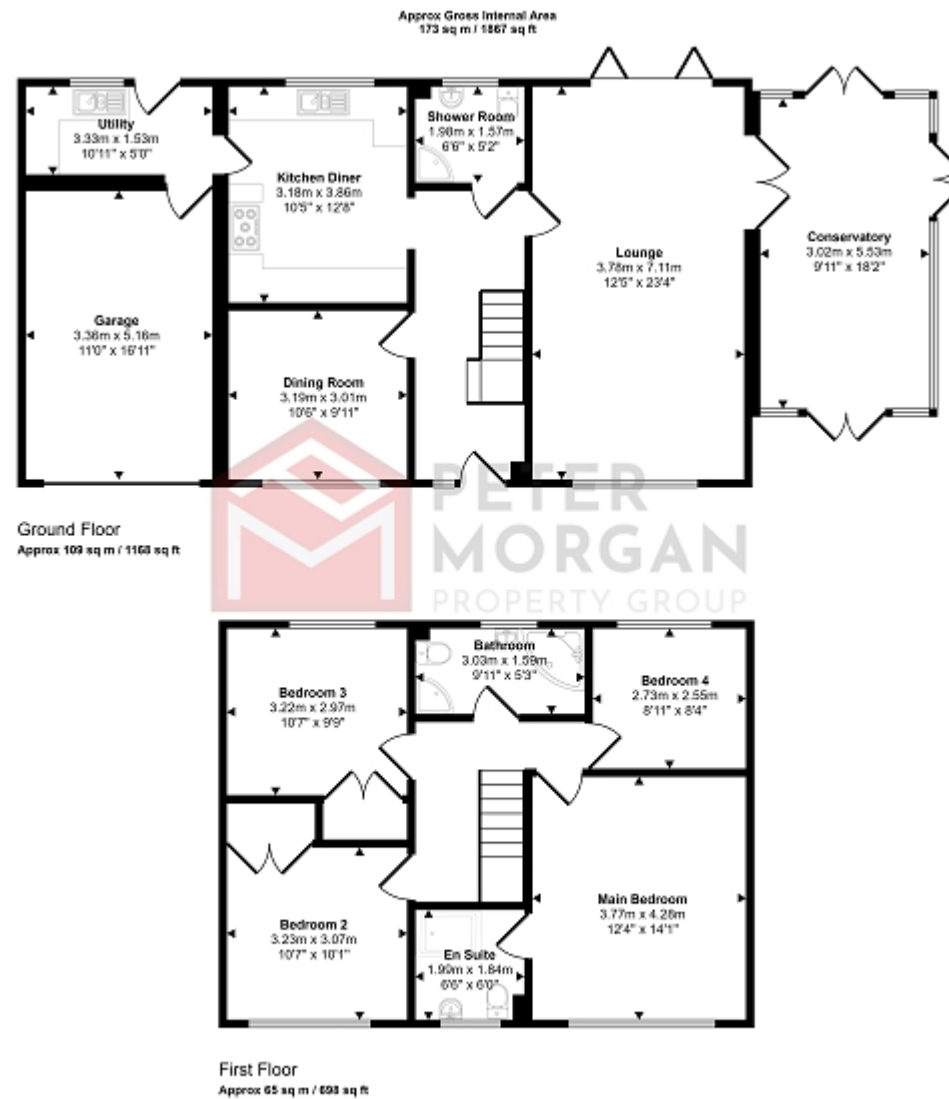
Current heating type Gas

Tenure (To be confirmed) Freehold








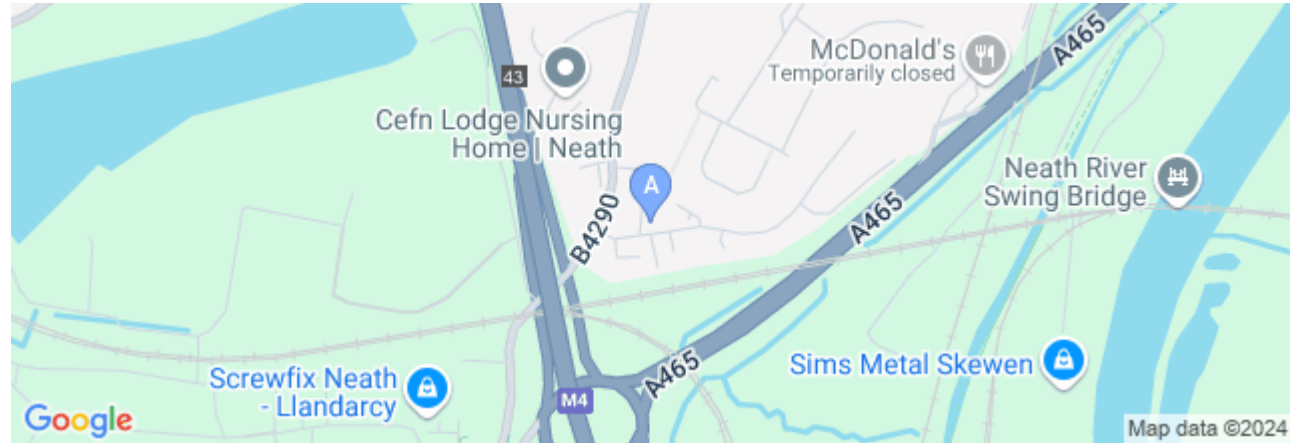


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C	73	
(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 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.

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