

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



11 Charles Street, Skewen, Neath, West Glamorgan, SA10 6HT

£210,000



PETER MORGAN

Main Features

- Semi-Detached Property
- Freehold
- Three Bedrooms
- Well Presented Throughout
- EPC - D
- Separate Utility Room & WC To Ground Floor
- Enclosed Rear Garden
- Two Reception Rooms
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

This semi-detached house features two reception rooms, utility room, WC to the ground flooring three bedrooms and one family bathroom, making it ideal for families or those seeking additional space. The property is presented in good condition throughout, ensuring a welcoming atmosphere for potential residents.

Outside, the property boasts an enclosed rear garden, providing a private outdoor space that can be personalized to suit individual needs. The front garden features a lawn area, lending itself to potential landscaping or recreational use.

This family home is situated in Skewen, close to many local amenities such as Skewen Park, Skewen RFC, The Travellers Well, Zafran Indian, whilst also having easy access to the A465 and M4 corridor.

GROUND FLOOR

Hallway

Tiled flooring, radiator and stairs to first floor with under stairs storage cupboard.

Dining Room

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

Lounge

uPVC double glazed window, radiator and carpeted flooring.

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 to side aspect, tiled flooring, integrated double oven, gas hob with hood over, radiator and tiled flooring.

Utility Room

Plumbing in place for washing machine, plumbing in place for dishwasher, uPVC double glazed window to rear aspect.

W.C.

Comprising of a low level WC and wash hand basin. uPVC double glazed window to rear aspect, towel radiator and tiled flooring.

FIRST FLOOR

Landing

Carpeted floor and access to loft above.

Bedroom One

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

Bedroom Two

uPVC double glazed window to front aspect, radiator, fitted wardrobes and carpeted flooring.

Bedroom Three

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

Bathroom

Comprising of a low level WC, wash hand basin, free standing bath and shower cubicle. uPVC Frosted double glazed window, part tiled walls and vertical radiator.

EXTERNALLY

Gardens

Front garden laid to lawn with path leading to rear garden.

Enclosed rear garden mostly laid to lawn with storage sheds.

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 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

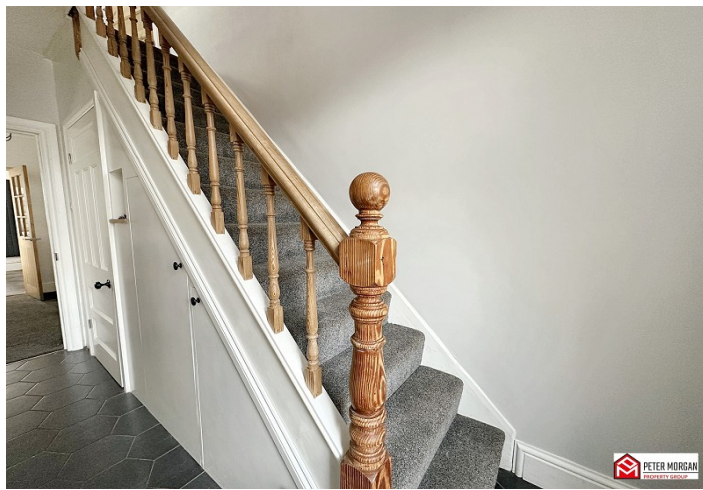
Utilities

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

Current council tax banding C

Current heating type Gas

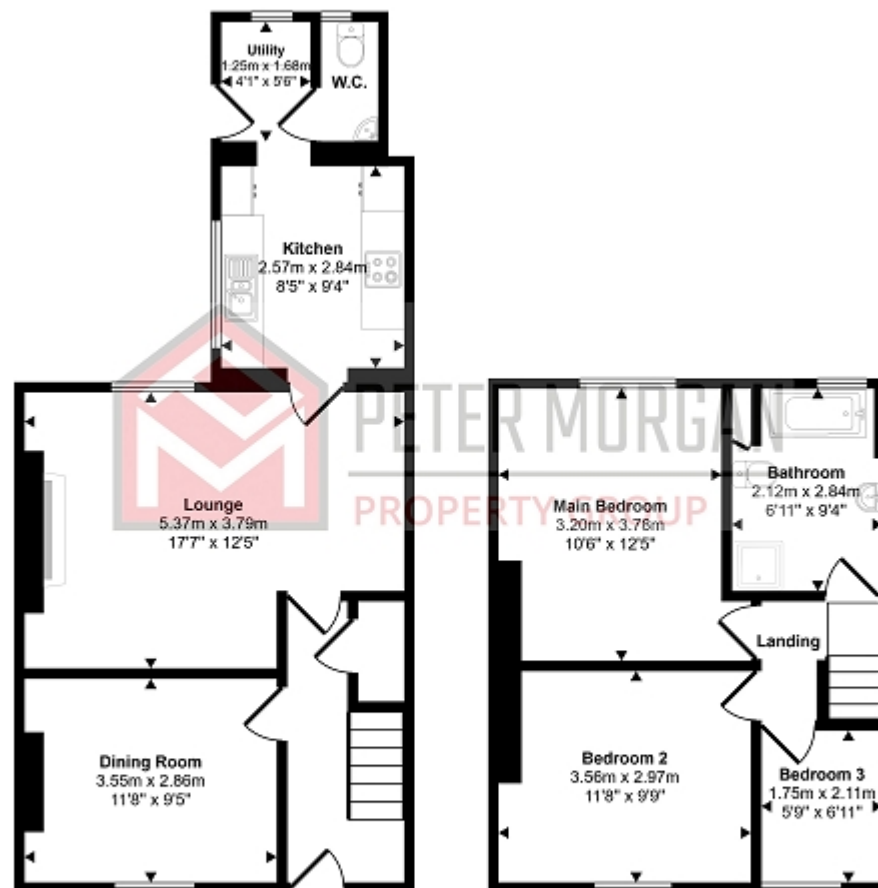
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
87 sq m / 936 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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