

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



4 New Road, Skewen, Neath, Neath Port Talbot. SA10 6YA

£350,000



PETER MORGAN

Main Features

- Detached Family Home
- Freehold
- Off Road Parking To Rear
- Four Bedrooms
- Popular Village Location
- Solar Panels
- Wet Room & Family Bathroom
- EPC - D
- Easy Access To M4 Corridor
- Need A Mortgage? We Can Help!

General Information

This detached family home features four bedrooms and offers a total of two bathrooms including a wet room and family bathroom. The property is set in a popular village location, providing a serene environment for families. Internally, the home includes a lounge and open plan kitchen diner, allowing for a comfortable area for family gatherings or entertaining guests.

The exterior of the property features a well-maintained garden, complete with various shrubbery and plants, a practical layout of steps provides access throughout the garden, allowing for potential landscaping or gardening opportunities. There is also off road parking to the rear.

This family home is situated in the sought after area of 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

Laminate flooring and radiators.
Door to;

Lounge

uPVC Bay window to front aspect, radiator, laminate flooring and storage cupboards.

Kitchen / Dining Area

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. uPVC double glazed Bay window to front aspect, uPVC window to rear, patio doors to access rear garden, space for fridge freezer and ceramic tiled flooring.

Utility Area

Plumbing in place for washing machine, ceramic tiled flooring.
Door to;

Wet Room

Comprising of a shower and low level WC. uPVC double glazed window, tiled walls and tiled flooring.

FIRST FLOOR

Landing

Double glaze window, radiator, carpeted flooring and access to loft above.

Bedroom One

Dual uPVC double glazed windows, radiator, carpeted flooring and fitted wardrobes.

Bedroom Two

uPVC window, radiator and stained wooden flooring.

Bedroom Three

uPVC window, radiator and carpeted flooring.

Bathroom

Comprising of a low level WC, wash hand basin, panelled bath and shower cubicle. Double glazed window, two radiators, laminate flooring and a cupboard housing boiler domestic hot water and gas central heating.

SECOND FLOOR

Study

uPVC double window, carpeted and radiator.

Bedroom Four

uPVC double glazed Velux window, radiator and carpeted flooring.

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)

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

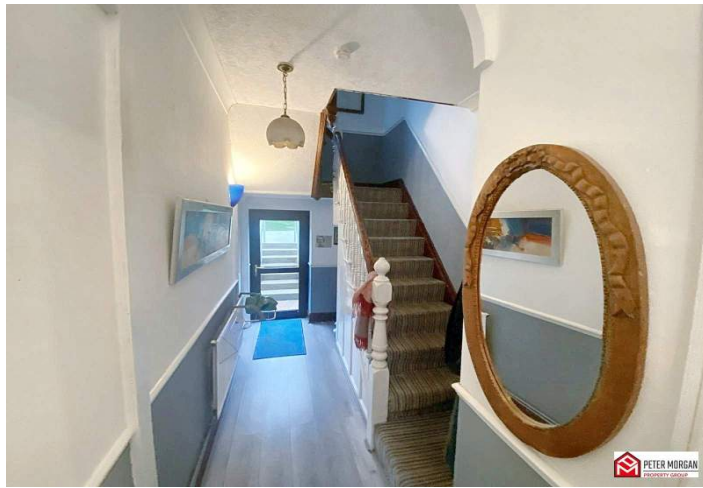
Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

Current council tax banding D

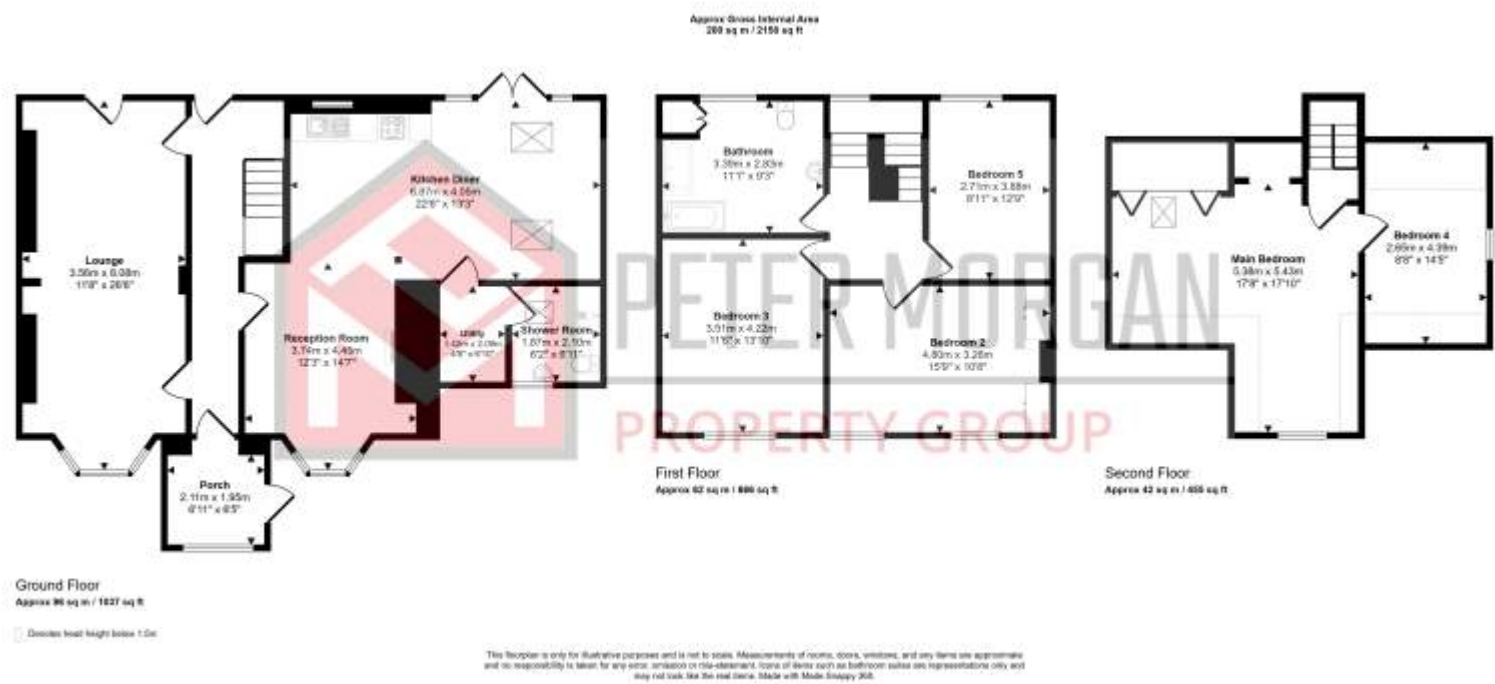
Current heating type Gas

Tenure (To be confirmed) Freehold










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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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.

Neath Hub	Neath Financial Services	Bridgend Sales Hub	Talbot Green Hub	Carmarthen Hub	Cardiff Hub
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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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