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**BEST IN POSTCODE
WINNER 2025**

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PETER MORGAN
PROPERTY GROUP

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1 Cae Nant Terrace, Neath, West Glamorgan, SA10 6UP

£190,000

Main Features

- NO ONWARDS CHAIN
- Three Bedroomed End Terraced
- Freehold
- Open Plan Living Dining Area
- Kitchen & Separate Utility
- EPC - C / Council Tax Band - B
- Enclosed Rear Garden & Garage
- Bathroom & Separate Shower Room
- Newly Fitted Carpets and uPVC Double Glazed Windows Installed Throughout
- Need A Mortgage? We Can Help!

General Information

Introducing this three-bedroom end-terraced house, available with no onward chain. With an open plan living area, kitchen, utility and bathroom to the ground floor, three bedrooms and shower room to the first floor.

The exterior of the property includes an enclosed rear garden, providing a private outdoor space, and a garage for added convenience. In addition, parking facilities are available on the street.

Situated close to many local amenities such as Coedffranc Primary School, Zafran Indian, La Casona, whilst also having easy access to the A465 and M4 corridor. Skewen itself benefits from being within a short distance to Neath Town Centre, Swansea Town Centre and the surrounding areas.

GROUND FLOOR

Lounge

Access through a uPVC front door, uPVC double glazed windows to the front and side aspect, carpeted flooring, radiator and wooden stairs to the first floor. Door to;

Kitchen

Appointed with a range of matching oak wall and base units with work tops over, an inset stainless steel sink with mixer tap, integrated dishwasher, built in in fridge freezer and an integrated oven with electric hob and extractor fan over. uPVC double glazed window to the side aspect, radiator and tiled flooring. Door to;

Utility

Appointed with wall units worktops and bowl sink with mixer tap. Plumbing in place for a washing machine and tumble dryer, tiled flooring, radiator, uPVC window to the rear aspect, uPVC door to access the rear garden and a wall mounted combi boiler serving domestic hot water and gas central heating. Door to;

Bathroom

Comprising of a low level WC, wash hand basin and panelled bath with mixer tap. uPVC double glazed window to the rear aspect, chrome heated towel rail, tiled flooring and part tiled walls.

FIRST FLOOR

Landing

uPVC double glazed window to the side aspect, carpeted flooring and storage cupboard with access to the loft above. Doors to;

Main Bedroom

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

Shower Room

Comprising of a low level WC, wash hand basin with mixer tap and a shower cubicle. Fully tiled walls, vinyl flooring, chrome heated towel rail.

Bedroom Three

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

Main Bedroom

Dual uPVC double glazed windows to the front aspect, radiator and carpeted flooring.

EXTERNALLY

Garden

Steps leading to the front of the property.

An enclosed rear garden patio laid with side access to the road and rear access to the garage.

Garage

A detached garage with alarm system and electric.

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

Current council tax banding

B

Current heating type

Gas

Tenure (To be confirmed)

Freehold






Approx Gross Internal Area
140 sq m / 1506 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		
(81-91) B		85
(69-80) C	69	
(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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