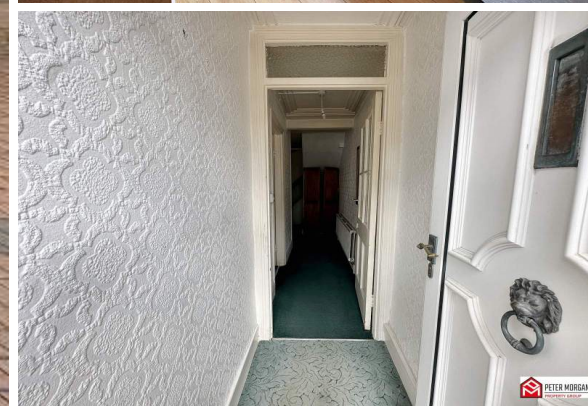


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**PETER MORGAN**

**49 New Road, Skewen, Neath, West Glamorgan, SA10 6EP**

**£200,000**

### **Main Features**

- Three Storey Property & Commercial Shop Space
- Potential For Investment Purposes
- Freehold
- Lower Floor With Storage Rooms
- EPC - TBC / Council Tax Band - A
- Four Bedrooms
- Convenient Village Location
- Freehold
- Updating Required
- Need A Mortgage? We Can Help!

### **General Information**

We are pleased to present this 4 Bedroom House on New Road, Skewen. Laid across three stories, this property boasts a shop space with a sitting tenant, offering both convenience and potential for additional income.

In need of modernisation, this property presents a unique opportunity for those looking to put their own stamp on a spacious home. Relax in the large enclosed rear garden, with the potential to add parking for your convenience.

Situated in the community of Skewen, you'll be just a stone's throw away from local shops, restaurants, and schools. Enjoy easy access to nearby points of interest, including the scenic Neath Canal and the historical Neath Abbey ruins.

Don't miss out on the chance to make this property your own. Contact us today to arrange a viewing and envision the endless possibilities awaiting you at New Road, Skewen.

### **LOWER FLOOR**

Six storage rooms and separate WC

### **GROUND FLOOR**

### **Entrance Porch**

uPVC door to front and carpeted flooring.  
Door to;

### **Hallway**

Radiator, carpeted flooring, stairs first floor and access to;

### **Lounge**

uPVC Bay window to front aspect, carpeted flooring and radiator.

### **W.C.**

Low level WC and wash hand basin. Laminate flooring.

### **Kitchen**

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 window to side and rear aspect, plumbing in place for washing machine and dishwasher, space for under counter fridge and freezer, space for free standing cooker, dining area, laminate flooring and radiator.

### **FIRST FLOOR**

### **Landing**

Carpeted flooring, shower cubicle with electric shower and tiled walls.  
Doors to;

### **Bathroom**

Comprising of a low level WC, wash hand basin and bath. uPVC Frosted window to rear aspect, radiator, carpeted flooring and cupboard.

### **Bedroom One**

Dual uPVC windows to front and carpeted flooring.

### Bedroom Two

Dual uPVC windows to front aspect, carpeted flooring, radiator and built in wardrobes.

### Bedroom Three

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

### Bedroom Four

uPVC window to rear aspect and vinyl flooring tile effect 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 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 Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

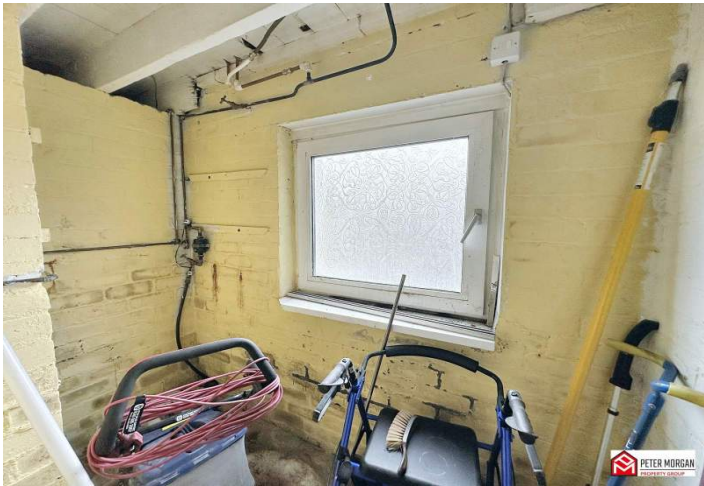
**Current council tax banding** A

**Current heating type** Gas

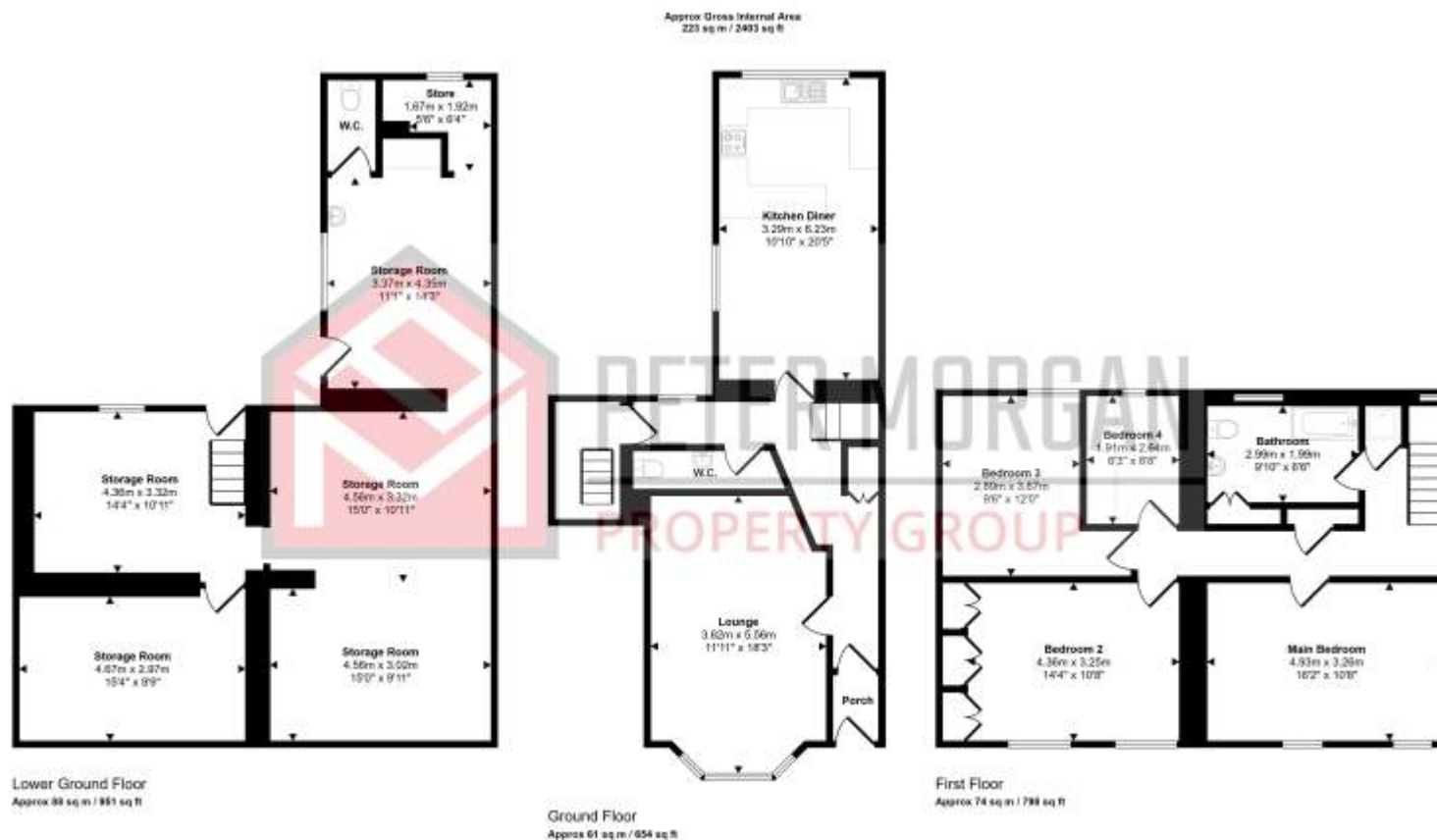
**Tenure (To be confirmed)** Freehold











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 Master Suite 360.

49 New Road, Skewen, Neath, West Glamorgan, SA10 6EP

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.

<div>Neath</div> <div>Hub</div> <div>npt@petermorgan.net lettings@petermorgan.net</div> <div>33-35 Windor Road, West Glamorgan SA11 1NB</div>	<div>Neath</div> <div>Financial Services</div> <div>team@pmfinancial.net</div> <div>The Mortgage House, 5 The Ropewalk, Neath SA11 1EW</div>	<div>Bridgend</div> <div>Sales Hub</div> <div>bcb@petermorgan.net</div> <div>16 Dunraven Place, Mid Glamorgan CF31 1JD</div>	<div>Talbot Green</div> <div>Hub</div> <div>talbotgreen@petermorgan.net lettingstg@petermorgan.net</div> <div>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</div>	<div>Carmarthen</div> <div>Hub</div> <div>carmarthen@petermorgan.net lettingscm@petermorgan.net</div> <div>21 Bridge Street, Carmarthen SA31 3JS</div>	<div>Cardiff</div> <div>Hub</div> <div>cardiff@petermorgan.net lettingscd@petermorgan.net</div> <div>144 Crwys Road, Cathays Cardiff CF24 4NP</div>
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# PETER MORGAN

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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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