



9 Picton Road, Skewen, Neath, Neath Port Talbot. SA10 6UN



Offers In Region Of £175,000

Main Features

- Spacious Family Accommodation
- Three Reception Rooms
- Double Garage
- Driveway
- Three Double Bedrooms
- Need a Mortgage? We Can Help!

General Information

We are pleased to offer for sale an established freehold semi-detached double fronted residence in this niche location at the foot of a small cul-de-sac just off the village centre. Having three double bedrooms and separate reception rooms, this is an ideal family residence presented to a high specification with uPVC double glazing throughout and gas fired heating. The property stands in large land for gardens and there is double garage and further driveway parking.

GROUND FLOOR

Entrance Hallway

Laminate flooring and stairs to the first floor.

Sitting Room / Reception

(9' 10" x 10' 2") or (3.0m x 3.10m)

Plus Bay window to the front aspect.

Wood block flooring and double radiator.

Lounge

(14' 9" x 13' 1" Max) or (4.50m x 4.00m Max)

Bay window to the front, laminate flooring, double radiator and bi folding doors to rear.

Dining Room

(14' 3" x 10' 3") or (4.35m x 3.12m)

uPVC sliding patio doors to the rear, laminate flooring and double radiator.

Kitchen

(11' 10" x 11' 6") or (3.60m x 3.50m)

Appointed with a range of matching wall units and base units with inset Belfast sink with mixer tap, integral stainless steel oven and hob with matching extractor hood over, vertical radiator and a walk in pantry with tiled flooring.

uPVC double glazed windows and door to access the rear, tiled floor and part tiled walls.

FIRST FLOOR

Landing

Carpeted flooring.

Doors to;

Bedroom One

(14' 1" x 10' 6") or (4.30m x 3.20m)

Plus large Recess.

Two uPVC double glazed windows to the front, carpeted flooring, radiator and access to the loft above.

Bedroom Two

(14' 1" x 10' 6" Max) or (4.30m x 3.20m Max)

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

Bedroom Three

(14' 1" x 10' 6") or (4.30m x 3.20m)

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

Bathroom

(11' 10" x 13' 1" Max) or (3.60m x 4.0m Max)

Comprising of a modern suite with an oval shaped wash hand basin, low level WC, tub style bath with side taps and shower head and a walk in double shower cubicle.

An airing cupboard housing an 'Ariston' gas fired combi boiler serving domestic hot water and central heating, heated chrome towel rail, a frosted uPVC double glazed window and tiled flooring.

EXTERNALLY

Gardens

Garden to the front with a paved path leading to the front door, driveway to the side leading to a double garage, rear access to store, a large enclosed garden to the rear laid with paved patio, lawn, shrubs and trees.

Double Garage

Points to be aware:

The property borders ,ain railway line, there is Japanese Knotweed that has been treated by Network Rail.

Mortgage Advice

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding	C
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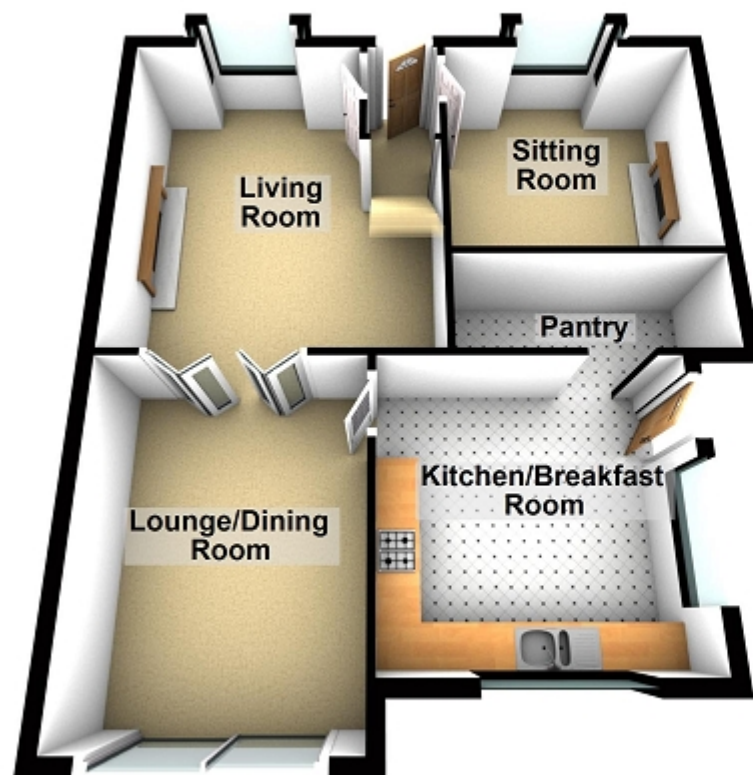
Current heating type	Gas
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Tenure (To be confirmed)	Freehold
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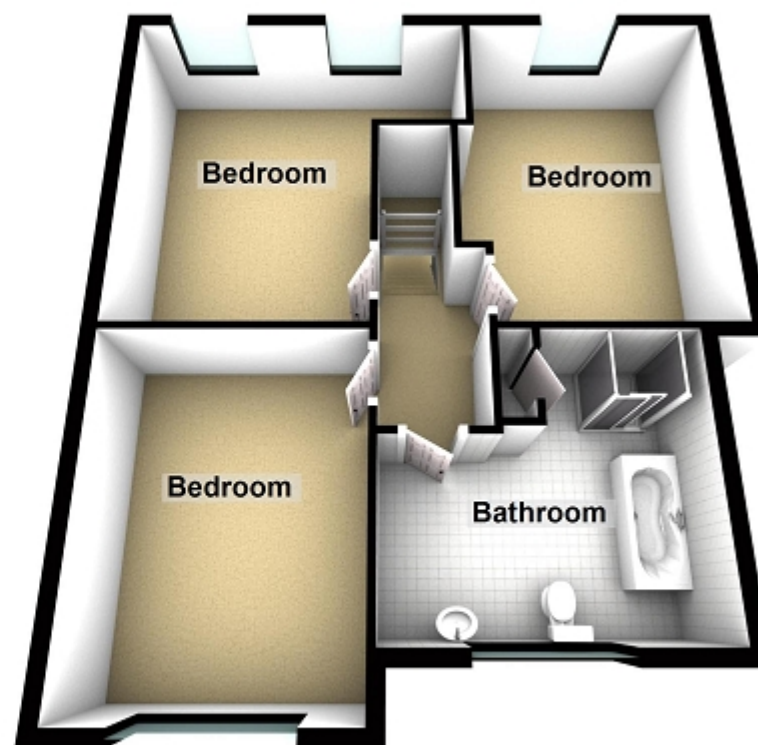




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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 £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 Head Office

neath@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgend@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

maesteg@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Llanelli

llanelli@petermorgan.net

The Barn, Parc Y Scarlets,
Pemberton Park
Llanelli
SA14 9UZ

Port Talbot

porttalbot@petermorgan.net

49 Station Road
Mid Glamorgan
SA13 1NW



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Neath Branch - Head Office
33-35 Windsor Road, Neath. SA11 1NB
neath@petermorgan.net
Sales VAT No : 821850148
Lettings VAT No : 33161993

www.petermorgan.net
03300 563 555

