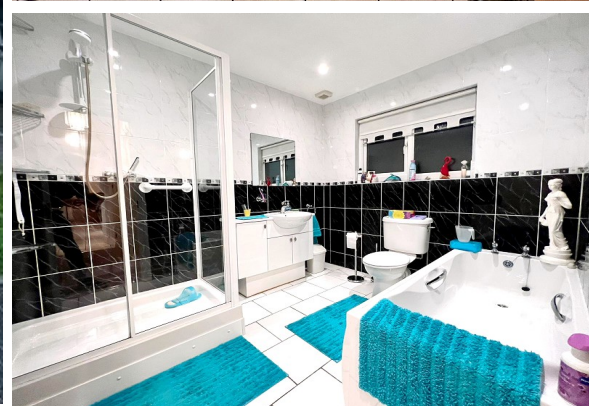


THE GUILD  
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**The Telegraph**



38 The Meadows, Skewen, Neath, Neath Port Talbot. SA10 6SJ



**Offers In Excess Of £255,000**

## Main Features

- NO ONWARD CHAIN
- Exclusive!
- Sought After Location
- Spacious Dormer Bungalow
- Leasehold
- EPC - TBC
- Council Tax - E
- Gas Fired Heating
- uPVC Double Glazed Windows
- Need A Mortgage? We Can Help!

## General Information

A detached dormer bungalow, in a sought after location close to the M4 corridor, offers great transport links, easy access to the College and road links to Swansea. Internally the property itself is spacious, it offers flexible accommodation with bedrooms to both floors. There are two fully fitted modern white bathrooms and a useful utility room. The kitchen is spacious and opens into a dining area and double doors onto the rear garden. This property has off road parking, a garage, and enclosed rear garden. We expect a high volume of interest so an early viewing is recommended.

Please note: This is a Peter Morgan Exclusive property, proceedable viewings only which will be accompanied strictly by Peter Morgan. For further information please contact our Neath office on 0330 056 3555.

## GROUND FLOOR

### Hallway

Carpeted flooring, storage cupboard, and carpeted stairs to the first floor.  
Doors to;

### Bedroom One

uPVC double glazed box window to the front aspect, radiator, carpeted flooring and built in wardrobes.

### Lounge

Three uPVC double glazed window, radiator, a featured fire place and carpeted flooring.

### Bathroom

Comprising of a white four piece suite including a low level WC, pedestal wash hand basin, panelled bath and shower cubicle. uPVC double glazed window, radiator, inset ceiling lighting and tiling to the floor and walls.

### Utility

Appointed with wall and base units with work tops over, plumbing in place for a washing machine, tumble dryer and tiled flooring.

### Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window, inset cooker, electric hob, inset ceiling lighting and tiled flooring.  
Through to;

### Dining Room

uPVC double glazed door to access the rear garden, tiled flooring and radiator.

## FIRST FLOOR

### Bedroom Two

uPVC double glazed window, radiator and carpeted flooring.

### Shower Room

Comprising of a three piece suite including a low level WC, pedestal wash hand basin and walk in shower. Tiled flooring, tiled walls and a radiator.

### Bedroom Three

uPVC double glazed window, radiator and carpeted flooring.

## EXTERNALLY

### Gardens

Front garden part laid to lawn with driveway leading to garage and side access to the rear.

Fully enclosed rear garden laid to lawn with patio area.

### 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 pmfinancial@petermorgan.net (fees will apply on completion of the mortgage)

### Council Tax

£2,472.45 Per Annum

### Leasehold details

AVAILABLE TO PURCHASE  
Approximately 100 years left.  
£75 every 6 months.

### Viewings

Strictly By Appointment Only

### Utilities

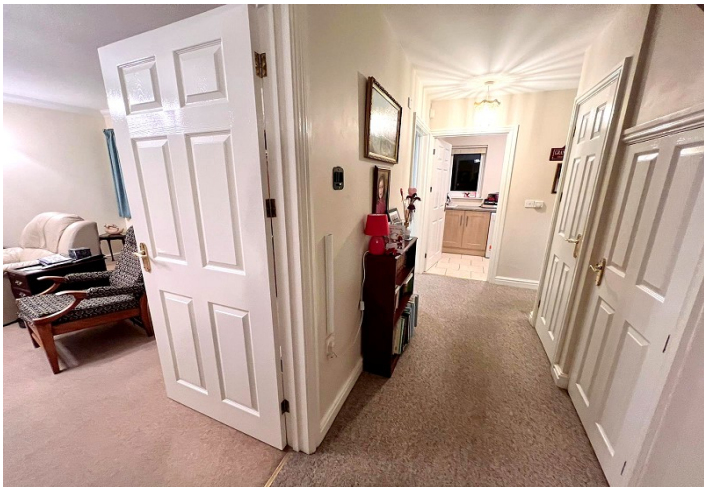
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** E

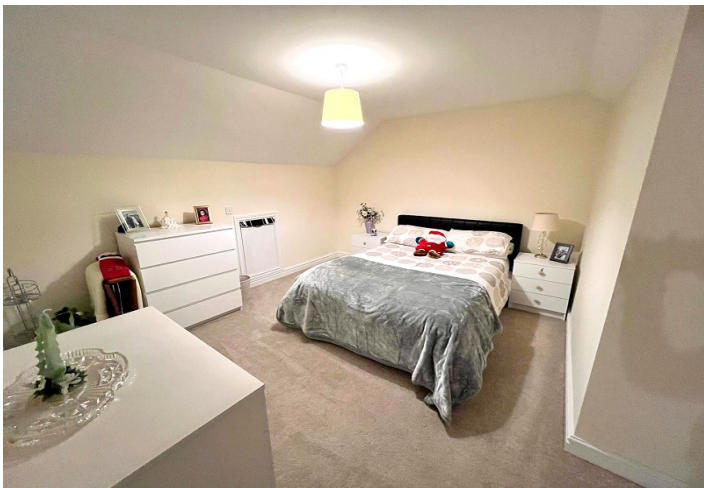
**Current heating type** Gas

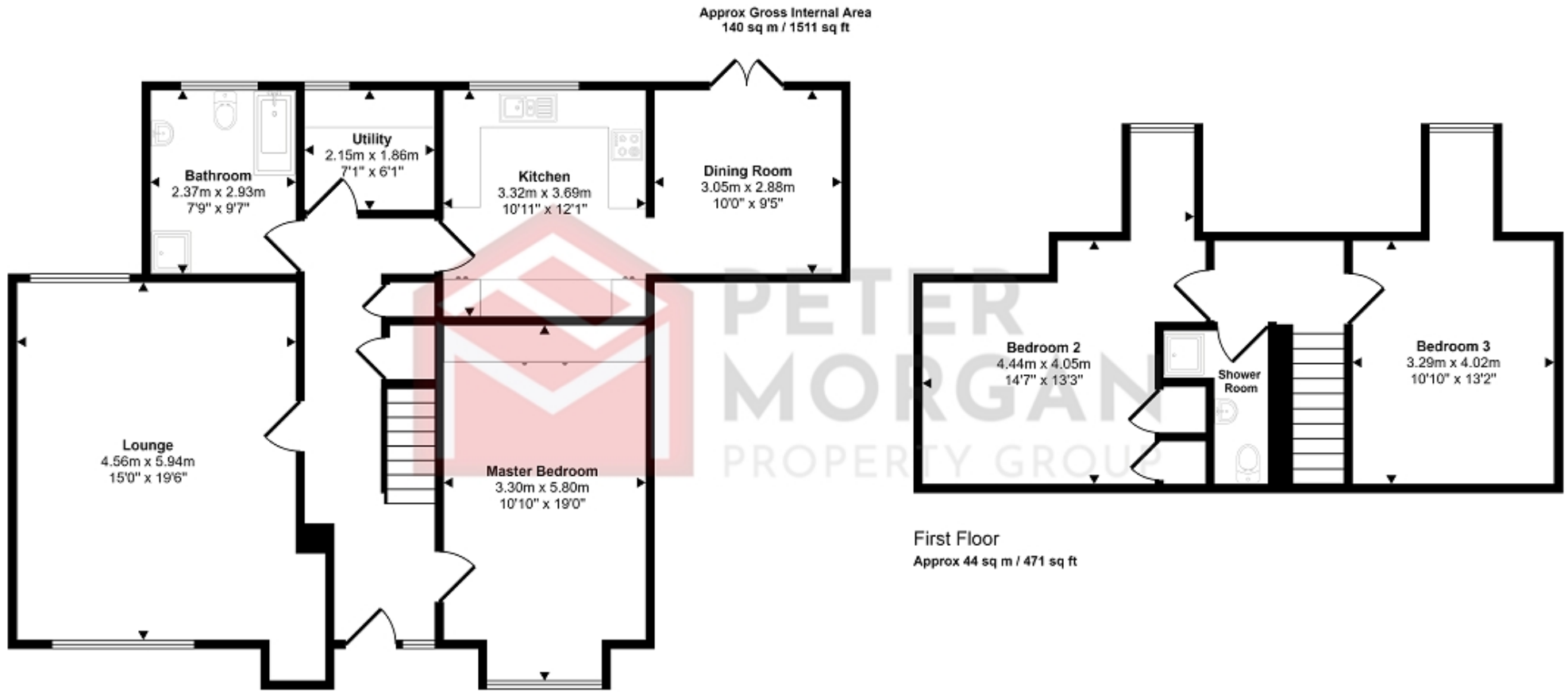
**Tenure (To be confirmed)** Leasehold












Ground Floor  
Approx 97 sq m / 1039 sq ft

First Floor  
Approx 44 sq m / 471 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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 ?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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# PETER MORGAN

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