

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



97 Bay View Gardens, Skewen, Neath, Neath Port Talbot. SA10 6NF



**£130,000**



## Main Features

- Semi Detached Bungalow
- Two Bedroom Property
- Gas Combi Boiler
- Close to Neath Town Centre
- Council Tax B
- EPC - D
- Off Road Parking
- uPVC Windows

## General Information

A two bedroom Semi-Detached bungalow which is benefiting from a living Room, kitchen, bedroom and bathroom.

Externally offers a front garden with driveway and a rear tiered garden with good views. This property would be an ideal investment or first time buy. Conveniently located close to local amenities, the A465 and M4 corridor.

## Bedroom One

uPVC double glazed window to the rear aspect, laminate flooring and a radiator.

## Bedroom Two

uPVC double glazed window, wooden flooring and a radiator.

## Bathroom

Comprising of a low level W.C, wash hand basin and a panelled bath with an electric shower over. A uPVC frosted window and vinyl flooring.

## Reception

uPVC doubled glazed Bay window to the front aspect, laminate flooring and a radiator.

## Kitchen

Appointed with a range of matching wood effect wall and base units with work tops over. Sink with mixer tap. Plumbing's in place for a washing machine, cooker and fridge freezer. A uPVC double glazed window to the side aspect and a radiator. There is a wall mounted combi boiler serving domestic hot water and central heating.

## EXTERNALLY

### Garden

A large rear garden with a patio area perfect for outdoor dining, two sheds and steps leading to lawn area with good views.

### Driveway

Please note the driveway has shared access and has parking for two cars.

### Council Tax

B £1643

### Viewings

Strictly By Appointment Only

### Utilities

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


**Current council tax banding** B

**Current heating type** Gas

**Tenure** Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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.

### Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

### Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

Neath Port Talbot Branch  
35 Windsor Road, Neath. SA11 1NB  
npt@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

