

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



11 Dynevor Place, Skewen, Neath, Neath Port Talbot. SA10 6RG



**£120,000**



## Main Features

- NO CHAIN!
- Ideal Investment Purchase or First Time Buy
- Freehold
- Two Bedrooms
- Terraced Property
- Enclosed Rear Garden
- EPC - D
- Potential For Off Street Parking
- Gas Heating
- Need A Mortgage? We Can Help!

## General Information

An ideal first time purchase or an investment property located in a popular village, Skewen. This property has two bedrooms to the first floor and two reception rooms, kitchen and bathroom to the ground floor. The front garden has potential to create off road parking, subject to planning. Situated close to many local amenities whilst also having easy access to the A465.

## GROUND FLOOR

### Entrance Porch

uPVC windows to the side aspects and tiled flooring.  
Door to;

### Reception Room

uPVC window to the front aspect, radiator, electric fire and laminate flooring.  
Through to;

### Dining Room

Laminate flooring and radiator.  
Doors to;

## Wet Room

Comprising of a low level WC, pedestal wash hand basin and shower cubicle. Frosted uPVC window to the rear aspect, fully tiled walls, radiator and extractor fan.

## Kitchen

Appointed with a range of matching wall and base units with works tops over and an inset sink with mixer tap. uPVC window to the rear aspect, space for a fridge freezer, plumbing in place for a washing machine, space for gas cooker, tiled flooring, part tiled walls, radiator and a wall mounted combi boiler serving domestic hot water and gas central heating.  
uPVC door to access the rear garden.

## FIRST FLOOR

### Landing

Carpeted flooring.  
Doors to;

### Bedroom One

uPVC window to the front aspect, radiator, carpeted flooring, fitted wardrobes and storage cupboard.

### Bedroom Two

uPVC window to the rear aspect, radiator, carpeted flooring and storage cupboard.

## EXTERNALLY

## Gardens

A front garden with decorative stone and path leading to the property. (With potential to create off road parking subject to planning)

A rear garden with a patio and area, laid to lawn area and matured shrubs.

## 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 [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

## Viewings

Strictly By Appointment Only

## Utilities

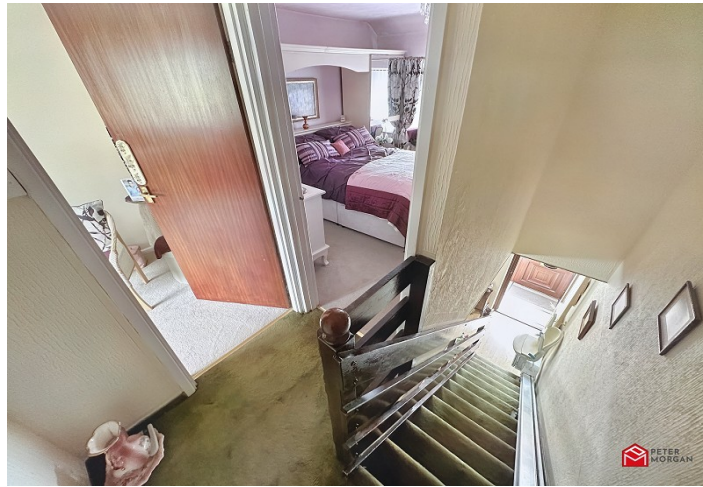
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** A

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold

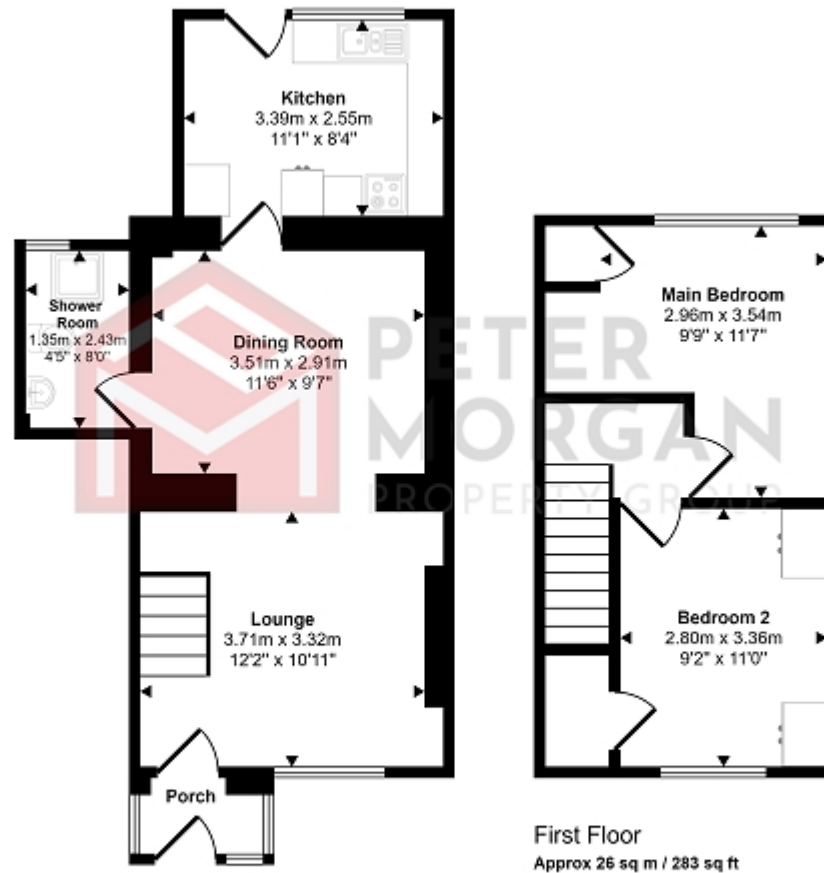









Approx Gross Internal Area  
69 sq m / 743 sq ft



**Ground Floor**  
Approx 43 sq m / 459 sq ft

**First Floor**  
Approx 26 sq m / 283 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>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

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