

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
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The Telegraph



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



£155,000

Main Features

- With No Onwards Chain
- Semi-Detached Bungalow
- Three Bedrooms
- Freehold
- Driveway Offering Off Road Parking
- EPC D
- Council Tax B
- Popular Location
- Gas Fired Heating
- Need A Mortgage? We Can Help!

General Information

Offering a lot of potential with no onward chain, this three bedroom semi-detached bungalow, situated in the popular village, Skewen. Internally the bungalow has a living room, kitchen, three bedrooms and a bathroom. Externally offers a lawned garden to front with driveway and a rear lawned garden and natural border. Conveniently located just off the A465 close to local amenities such as Skewen Park, Skewen RFC, Harvester, David Lloyds Leisure Center and many other local shops and schools, also having easy transport links.

GROUND FLOOR

Hallway

uPVC door to front, carpeted flooring and radiator.

Doors to;

Living Room

uPVC double glazed window to the front aspect, carpeted flooring, feature fire place with an electric fire and radiator.

Door to;

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 to the rear aspect, space for a fridge freezer, radiator, plumbing in place for a washing machine, tiled splash back, gas hob and an integrated cooker.

uPVC door to access the rear garden.

Serving hatch to bedroom 3/ optional dining room.

Shower Room

Comprising of a low level WC, vanity wash hand basin and shower cubicle with electric shower. uPVC double glazed frosted window to the side aspect, heated chrome towel rail, vanity mirror, tiled walls and tiled flooring.

Bedroom One

uPVC double glazed window to front aspect, main fuse box, carpeted flooring and radiator.

Bedroom Two

uPVC double glazed window to rear, laminate flooring, radiator and access to the loft above.

Bedroom Three/ Dining Room

uPVC double glazed window to rear aspect, laminate flooring radiator and serving hatch into kitchen.

EXTERNALLY

To Front

Spacious laid to lawn front garden with driveway to the side of the property, also side access to the rear garden.

To Rear

An enclosed garden laid to lawn, with pathway to mature shrubs and trees and an elevated patio area.

Mortgage Advice

Outhouse 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 (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).

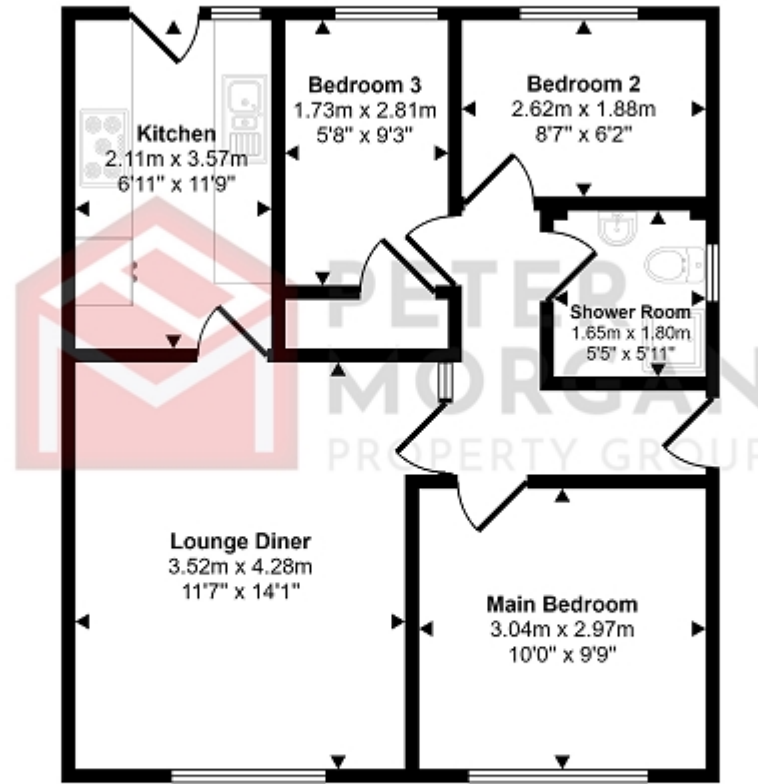
Current council tax banding B

Current heating type Gas

Tenure (To be confirmed) Freehold




Approx Gross Internal Area
54 sq m / 579 sq ft



Floorplan

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+) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 ?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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