

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



142 Crymlyn Parc, Neath, Neath Port Talbot. SA10 6EF



£250,000

Main Features

- Detached Family Home
- Stunning Views
- Driveway & Garage
- Three Bedrooms
- Enclosed Rear Garden With Paddock
- Leasehold
- EPC-C
- Quiet Location
- uPVC Double Glazed Windows
- Need A Mortgage? We Can Help!

General Information

Offering stunning mountain views and a paddock to the rear, this three bedroomed property is the ideal family home. Located in a quiet, sought after location in a popular village, Skewen, close to many local amenities, close to the A465 and M4 corridor a short distance to Llandarcy Park, David Lloyds and Harvester. Internally the property offers two bedrooms, a master bedroom with an En suite and dressing area, family bathroom, two reception rooms, kitchen, WC and utility area, also benefitting from off road parking to the front, a garage and a rear garden offering mountain views and a paddock.

GROUND FLOOR

Hallway

Carpeted flooring and carpeted stairs to the first floor.

Door to;

Lounge

uPVC double glazed window to the front aspect, carpeted flooring, radiator and a storage cupboard.

Through to;

Dining Area

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

Through to;

Kitchen

Appointed with wood effect matching wall and base units with worktops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, integrated cooker with gas hob and extractor fan over, laminate flooring, space for a fridge.

Through to;

Utility Area

Wall unit housing a combi boiler serving domestic hot water and gas central heating, radiator and a door to access the rear garden.

Door to;

W.C.

Low level WC, radiator, uPVC double glazed window and laminate flooring.

FIRST FLOOR

Landing

Carpeted flooring and access to the loft above.

Doors to;

Bedroom Two

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

Bedroom Three

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

Bathroom

Comprising of a low level WC, vanity wash hand basin with storage and a panelled bath with mixer tap and shower over. uPVC frosted double glazed window to the rear aspect, carpeted flooring and radiator.

Master Bedroom

uPVC double glazed window to the front aspect, carpeted flooring radiator and a separate dressing area with sliding mirrored wardrobes.

Door to;

En Suite

Comprising of a low level WC, vanity wash hand basin with storage and a shower cubicle. uPVC frosted double glazed window, carpeted flooring and radiator.

EXTERNALLY

Gardens

A front drive way leading to the garage.

A tiered rear garden offering amazing views, laid to lawn area and a paddock.

Council Tax Band

Council tax band - D

Annually - £2112

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 (fees will apply on completion of the mortgage)

Leasehold details

125 years from June 1st 2004

Please note: there is a charge of £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 D

Current heating type Gas

Tenure (To be confirmed) Leasehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		91
(69-80) C	79	
(55-68) D		
(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.

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



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

www.petermorgan.net
03300 563 555

