

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



53 The Highlands, Neath Abbey, Neath, Neath Port Talbot. SA10 6PE



PETER MORGAN

£260,000

Main Features

- Recently Refurbished Throughout
- Detached Three Bedroomed Bungalow
- Off Road Parking & Garage
- EPC - C
- Immaculately Presented
- Newly Fitted Boiler
- Convenient Location
- No Onwards Chain
- Need A Mortgage? We Can Help!

General Information

Having been recently refurbished throughout, this delightful detached bungalow, set on a lovely plot boasting country side views, single garage and landscaped gardens. Internally this property has a lounge/diner, kitchen, shower room, three bedrooms and an en suite, also having plenty of storage space! The property has recently been plastered throughout, newly laid LVT flooring, new fitted kitchen, new internal doors, woodwork and a newly fitted boiler.

Situated in a quiet location close to many local amenities such as Tesco Superstore, Dwr Y Felin Comprehensive School, NPT college, great country side walks and the near by village, Skewen, also having easy transport links and access to the A465 and M4 corridor.

Please visit our new and improved website for more information!

We expect a high demand of interest, therefore an early viewing is highly recommended.

GROUND FLOOR

Porch

Enter through a uPVC door, tiled flooring, and storage cupboard.

Door to;

Lounge/diner

uPVC double glazed windows, two radiators, LVT flooring and a feature fire place with gas fire.

Door to;

Inner Hallway

LVT flooring.

Doors to;

Kitchen

A newly fitted modern kitchen appointed with matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed windows, radiator, integrated oven with gas hob and an extractor fan over, tiled flooring and a wall mounted boiler serving domestic hot water and gas central heating.

Shower Room

Comprising of a low level WC, vanity wash hand basin with mixer tap and a shower cubicle with glass panel. uPVC double glazed window, tiled flooring, heated chrome towel rail and inset ceiling spotlights.

Bedroom Three

uPVC double glazed window, LVT flooring and radiator.

Bedroom Two

uPVC double glazed window, LVT flooring and radiator.

Bedroom One

uPVC double glazed Bay window, LVT flooring and radiator.

Door to;

En Suite

Comprising of a low level WC and pedestal wash hand basin. Radiator and LVT flooring.

EXTERNALLY

Gardens

A front and side garden laid to lawn.

An enclosed rear garden with a patio area and decorative stone.

Garage

Offering off road parking for one vehicle with an automatic up and over door.

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)

Council Tax

Council Tax Band - C
Annually - £1877

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding C

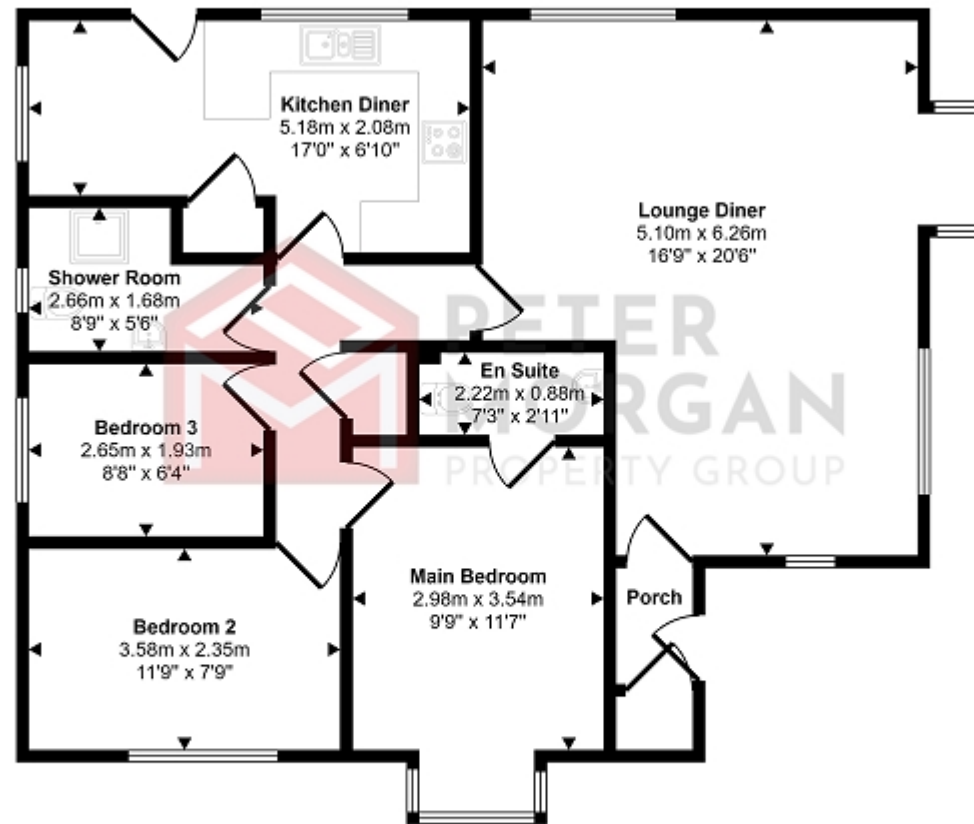
Current heating type Gas

Tenure (To be confirmed) Sol. To Verify






Approx Gross Internal Area
85 sq m / 910 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		86
(69-80) C	71	
(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.

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