

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



Park House, 1a Park Street, Skewen, Neath, Neath Port Talbot. SA10 6YD

**£160,000**



## Main Features

- Can Be Sold As Vacant Possession
- Semi Detached Property
- Three Bedrooms
- Freehold
- EPC - D
- Side & Rear Garden
- Two Bathrooms
- Council Tax Band - B
- On Street Parking
- Need A Mortgage? We Can Help!

## General Information

This semi detached property situated in the the heart of the popular village, Skewen. This property is located close to many local amenities such as Coedffranc Primary School, Skewen Park, Skewen RFC, The Travellers Well, Zafran Indian, whilst also having easy access to the A465, M4 corridor, Neath Town Centre and Swansea City Centre.

## GROUND FLOOR

### Entrance Hallway

Enter through a uPVC door. Tiled flooring, radiator, under stairs cupboard and a carpeted stairs to the first floor.

Doors to;

### Dining Room

uPVC window to the side aspect, carpeted flooring and radiator.

### Lounge

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

## 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, vinyl flooring, radiator, space for an electric cooker, plumbing in place for a washing machine, space for a fridge freezer and uPVC door to access the rear garden.

Door to;

## Bathroom

Comprising of a low level WC, pedestal wash hand basin and a panelled bath with mixer tap. uPVC frosted double glazed window, vinyl flooring, part tiled walls and radiator

## FIRST FLOOR

### Landing

Carpeted flooring.

Doors to;

### Shower Room

Comprising of a low level WC, pedestal wash hand basin and a shower cubicle. uPVC frosted double glazed window, tiled walls, radiator and vinyl flooring.

### Bedroom Two

uPVC window to the side aspect, carpeted flooring and radiator.

### Bedroom One

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

### Bedroom Three

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

## EXTERNALLY

## Gardens

Steps to the front of the property.

An enclosed, laid to lawn rear/side garden.

## Council Tax

Council Tax - B

Annually - £1643

## 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)

## Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

## Viewings

Strictly By Appointment Only

## Utilities

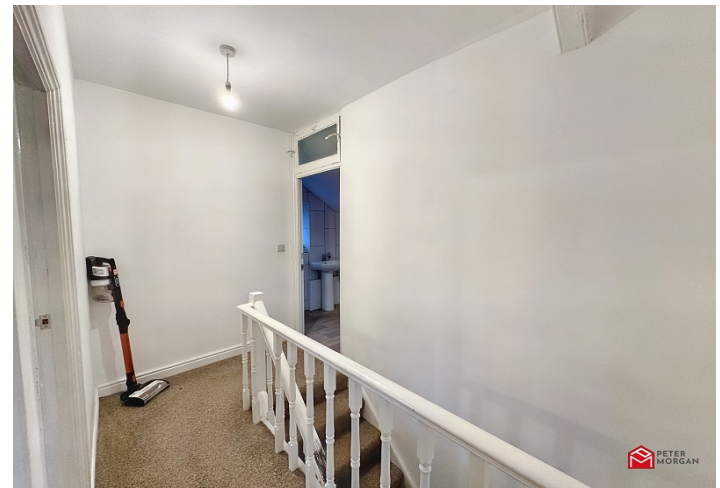
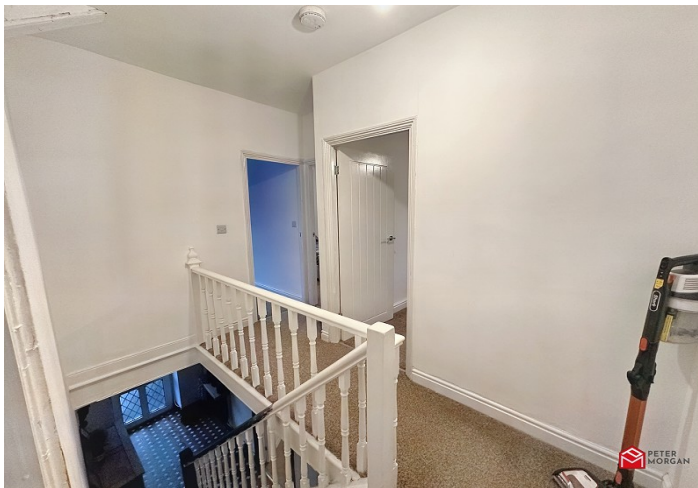
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** B

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold



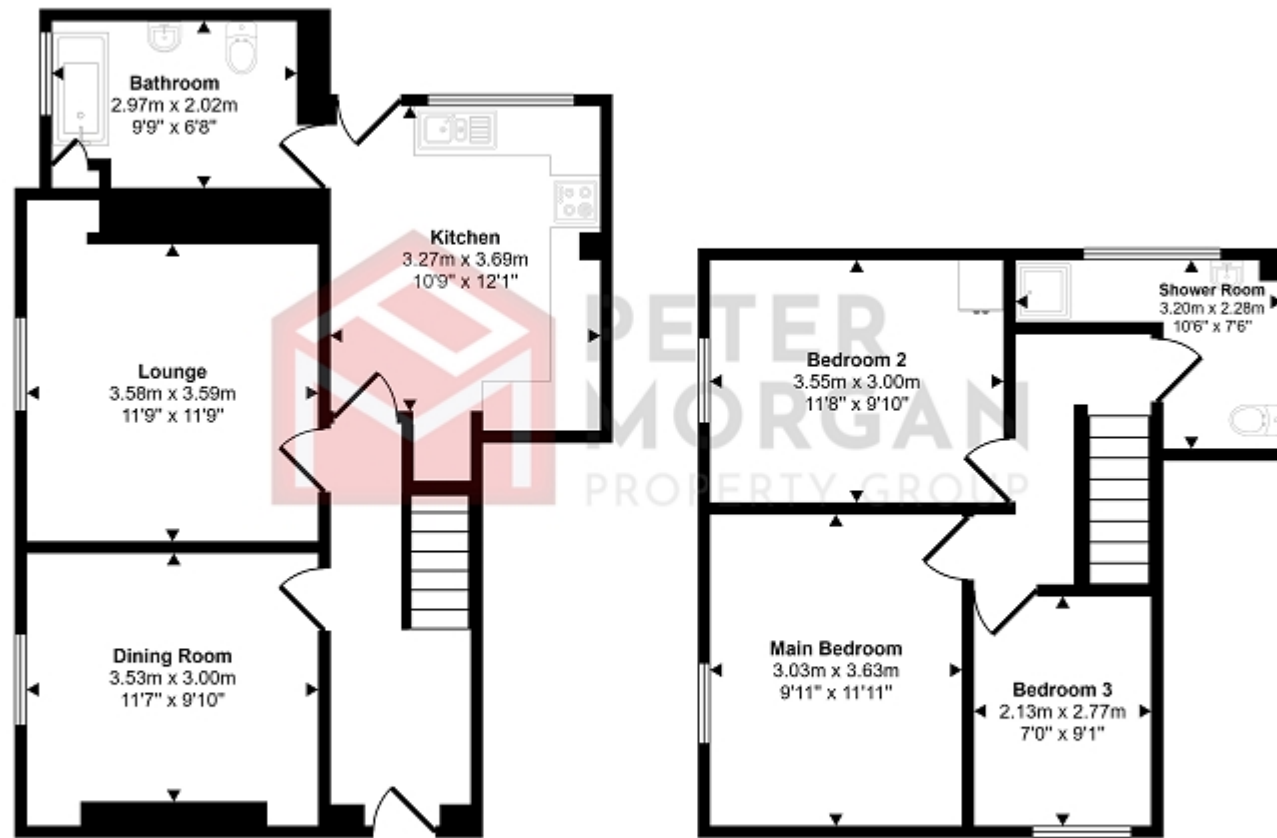









Approx Gross Internal Area  
96 sq m / 1031 sq ft



Ground Floor  
Approx 56 sq m / 602 sq ft

First Floor  
Approx 40 sq m / 428 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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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 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.



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