

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



84 Burrows Road, Skewen, Neath, Neath Port Talbot. SA10 6AB



£130,000

Main Features

- No Onwards Chain
- Two Bedroomed Property
- Freehold
- EPC - D
- Popular Village Location
- Double Glazed Windows Throughout
- Gas Central Heating
- Tiered Rear Garden
- Close To Local Amenities
- Need A Mortgage? We Can Help!

General Information

With no onwards chain, this charming two bedroomed property, situated in the popular village, Skewen. Located close to many local amenities such as Coedffranc Primary School, Skewen Park, Skewen Railway Station, David Lloyd Leisure Center, La Casona Restaurant and excellent road links to the M4 corridor, A465 and Swansea City Center.

The property itself offers an open plan lounge/diner and kitchen to the ground floor and two bedrooms and bathroom to the first floor, also having an enclosed tiered rear garden boasting mountain views.

Please visit our new and improved website for more information.

GROUND FLOOR

Entrance Porch

Enter through a composite front door and carpeted flooring.
Doors to;

Reception Room

uPVC double glazed windows to the front and rear aspects, two radiators and carpeted flooring.

Kitchen

Appointed with a range of matching wall and base units with wood effect work tops over and a stainless steel sink with mixer tap. uPVC double glazed window to the side aspect, electric oven with gas hob and fan over, plumbing in place for a washing machine, space for a fridge freezer, tiled flooring radiator and a cupboard housing a 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 Two

uPVC double glazed windows to the front aspect, carpeted flooring, radiator and access to the loft above.

Bathroom

Comprising of a low level WC, shower cubicle, free standing bath and a pedestal wash hand basin. uPVC frosted double glazed window to the rear aspect, vinyl flooring, tiled walls and radiator.

Bedroom One

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

EXTERNALLY

Gardens

A tiered rear garden with a patio area boasting mountain views.

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.

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 Band

Council Tax Band - B
Annually - £1643

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding B

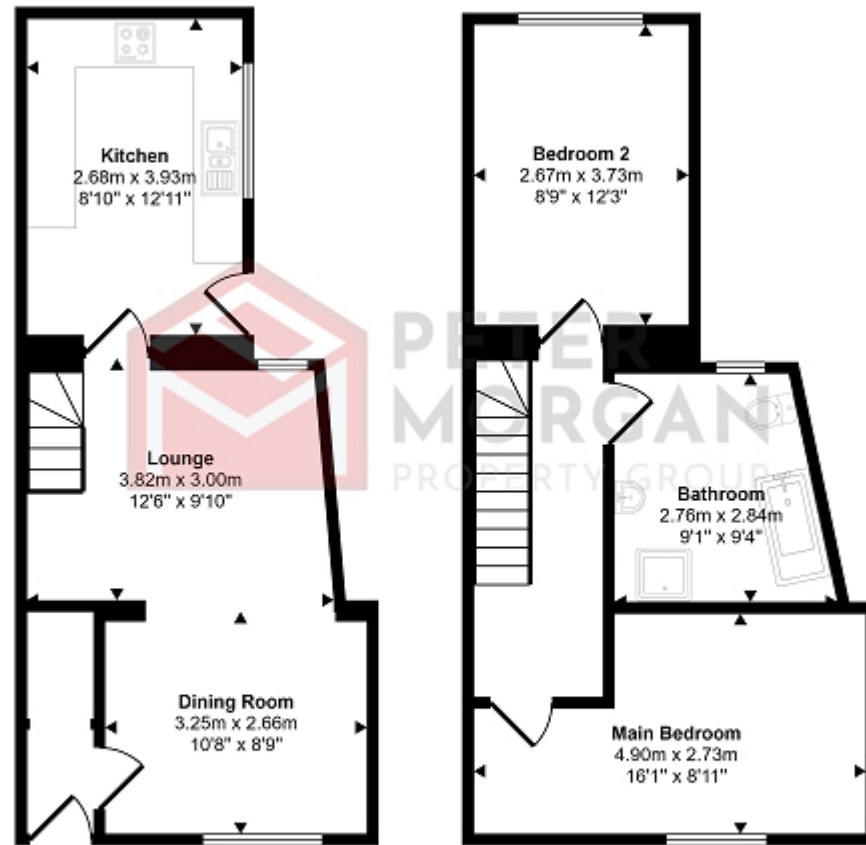
Current heating type Gas

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
72 sq m / 774 sq ft



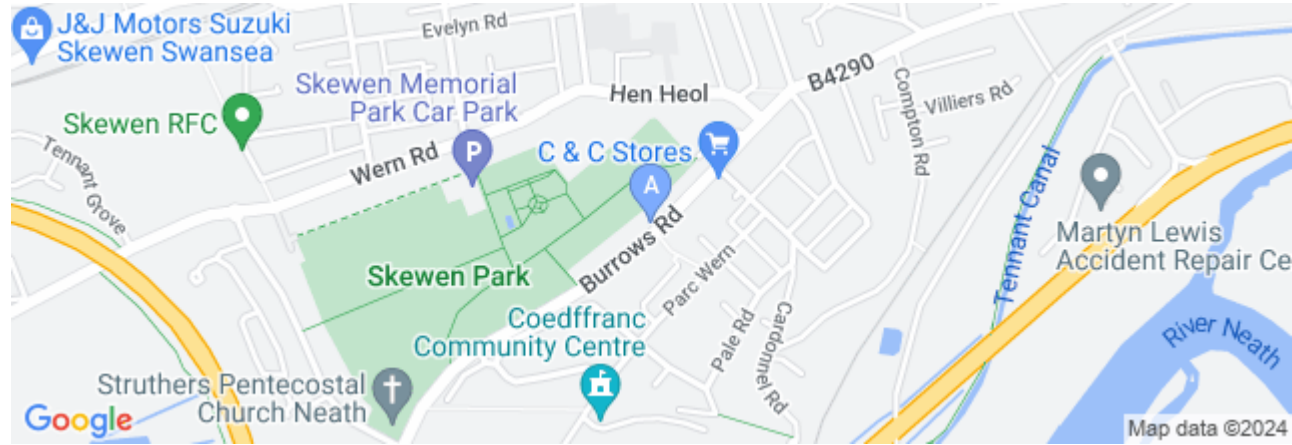
Ground Floor
Approx 34 sq m / 368 sq ft

First Floor
Approx 38 sq m / 405 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+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(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 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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