

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



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



**£220,000**

## Main Features

- Well Presented Throughout
- Peaceful Location
- Leasehold
- EPC - C
- Master Bedroom With En-Suite
- Off Road Parking
- Gas Central Heating
- Enclosed Rear Garden
- Mountain Views To The Rear
- Need A Mortgage? We Can Help!

## General Information

Set on a popular development, this modern family home boasts an open plan lounge, modern fitted kitchen with French doors and WC to the ground floor and three stylish bedrooms, En suite and a family bathroom, also benefitting from a driveway to the front offering off road parking for two vehicles and a picturesque enclosed rear garden, perfect for out door gatherings with friends and family.

This beautiful home is located in the sought after area of Skewen, close to many local amenities such as Tesco Superstore, Skewen Railway Station, David Lloyd's, Harvester, Llandarcy Park, Coedffranc Primary School, Skewen Park and a short drive to Swansea City Centre and Neath Town Centre.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Hallway

Wood effect uPVC door, wooden flooring and radiator.

Doors to;

### W.C.

Comprising of a low level WC and pedestal wash hand basin. uPVC double glazed window to the front aspect, wooden flooring and radiator.

### Lounge

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

### Kitchen

A 'Shaker' style kitchen appointed with a range of matching wall and base units with wood effect work tops over and an inset sink with mixer tap. uPVC double glazed window to the rear aspect, electric oven with hob, space for a fridge freezer, plumbing in place for a washing machine, breakfast bar, wooden flooring and French doors to access the rear garden.

## FIRST FLOOR

### Landing

Carpeted flooring and access to the loft above.

Doors to;

### Bedroom One

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

Door to;

### En Suite

Comprising of a low level WC, vanity wash hand basin and shower cubicle. Vertical radiator, storage cupboard and wooden flooring.

### Bedroom Two

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

### Bedroom Three

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

## Bathroom

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

## EXTERNALLY

### Gardens

Driveway to the front for two vehicles with side access to the rear garden.

A rear garden with patio area to enjoy family BBQ's and a laid to lawn area.

### 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)

## Council Tax

Annually - £1877

### 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.

## Leasehold details

### Viewings

Strictly By Appointment Only

### Utilities

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

**Current council tax banding** C

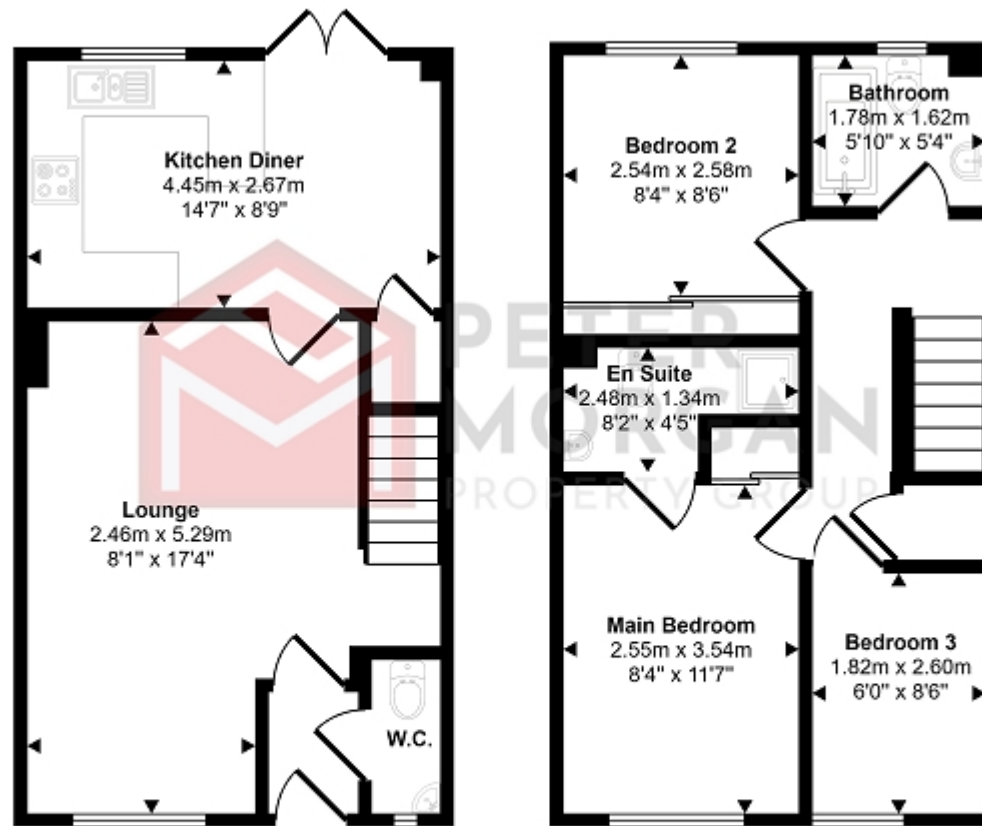
**Current heating type** Gas

**Tenure (To be confirmed)** Leasehold






Approx Gross Internal Area  
73 sq m / 787 sq ft



Ground Floor  
Approx 36 sq m / 391 sq ft

First Floor  
Approx 37 sq m / 396 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>		91
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(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.



# PETER MORGAN

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