

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
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2 Villiers Road, Skewen, Neath, Neath Port Talbot. SA10 6AU



PETER MORGAN

£250,000

Main Features

- Traditional Semi-Detached Home
- Popular Village Location
- Freehold
- EPC - TBC
- Council Tax Band - C
- Off Road Parking
- Offers A Lot Of Potential
- Three Bedrooms
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

Offering a lot of potential, this traditional semi detached property, comprising of a lounge, dining room, kitchen and shower room to the ground floor, three bedrooms and family bathroom to the first floor, also having off road parking to the front and an enclosed rear garden. This family home is situated in the sought after area of Skewen, close to many local amenities such as Skewen Park, Skewen RFC, The Travellers Well, Zafran Indian, whilst also having easy access to the A465 and M4 corridor. This property would make a perfect family home.

Please visit our new and improved site for more information!

GROUND FLOOR

Hallway

Wooden flooring, radiator and stairs to the first floor.

Lounge

Bay window to front, radiator and fitted carpet.

Dining Room

Bay window to rear, fitted carpet, two radiators and fireplace.

Shower Room

Comprising of a low level WC, wash hand basin and a walk in shower. Frosted window to the side aspect, radiator, partly tiled walls and carpeted flooring.

Rear Hallway

Window to the side aspect, storage cupboard and a uPVC door to access the rear garden.

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC window to the side and rear aspect, plumbing in place for a washing machine, space for under counter fridge and freezer, space for oven, laminate flooring, radiator and a wall mounted boiler serving domestic hot water and gas central heating.

FIRST FLOOR

Bedroom One

uPVC double glazed Bay window to the front, two radiators, carpeted flooring and a range of fitted wardrobes.

Bedroom Two

uPVC double glazed window to the rear aspect, radiator, two fitted wardrobes and fitted carpet.

Bedroom Three

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

Bathroom

Comprising of a low level WC, wash hand basin and a panelled bath with mixer tap. uPVC frosted window to the side aspect, radiator, part tiled walls and carpeted flooring.

EXTERNALLY

Garage

Gardens

Private driveway providing off-road parking, front garden laid to lawn with gated patio area at side of the house leading to a generously sized south-facing rear garden mostly laid to lawn with a range of mature shrubs and plants and access to a garage at the rear of the property.

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)

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 C


Current heating type Gas

Tenure (To be confirmed) Freehold







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