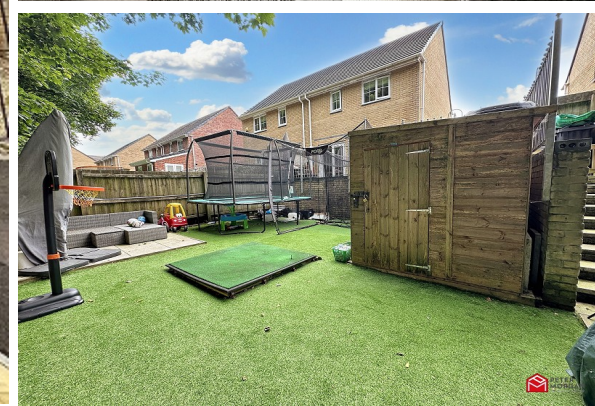


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



121 Cae Morfa, Neath, Neath Port Talbot. SA10 6EE



£210,000

Main Features

- Semi-Detached Property
- Leasehold
- Three Bedrooms
- Off Road Parking
- EPC - TBC
- Council Tax Band - C
- Enclosed Rear Garden
- Village Location
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

General Information

Nestled in a quiet Cul-De-Sac, in the heart of a popular village, Skewen, this semi-detached property comprises of a kitchen diner, lounge and WC to the ground floor, three bedrooms and family bathroom to the first floor, also benefitting from off road parking and an enclosed rear garden with elevated patio area boasting woodland views.

Ideally located close to many local amenities such as Dwr-Y-Felin Comprehensive School, Skewen RFC, Coedffranc Primary School, Skewen Train Station and a variety of local shops and restaurants, also having easy access to the M4 corridor and A465.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Radiator and laminate flooring.
Doors to;

W.C.

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

Lounge

uPVC double glazed window to the front aspect, radiator, laminate flooring and stairs to the first floor.

Kitchen

Appointed with a range of matching wall and base units with work tops over an inset sink with mixer tap. uPVC double glazed window to the rear aspect, integrated electric oven, integrated washing machine, integrated dish washer, radiator, laminate flooring and a combi boiler serving domestic hot water and gas central heating.

uPVC French doors to access rear garden.

FIRST FLOOR

Landing

Carpeted flooring.
Doors to;

Bedroom Three

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

Bedroom One

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

Bedroom Two

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

Bathroom

Comprising of a low level WC, wash hand basin and bath with shower over. uPVC frosted double glazed window to the front aspect, part tiled walls and tiled effect vinyl flooring.

EXTERNALLY

Gardens

A front garden with decorative stone and driveway offer road parking.

An enclosed rear garden with elevated patio area and steps leading to further Astro Turf.

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.

Leasehold details

£75 every 6 months.

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

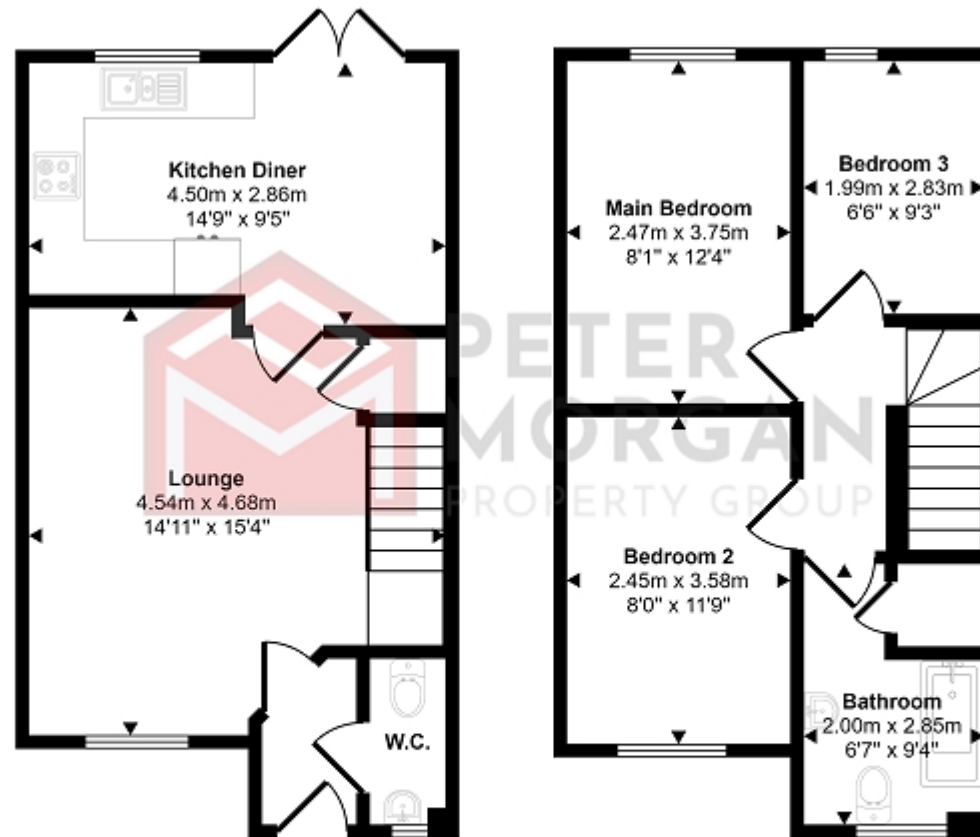
Tenure (To be confirmed) Leasehold








Approx Gross Internal Area
72 sq m / 771 sq ft



Ground Floor
Approx 35 sq m / 380 sq ft

First Floor
Approx 36 sq m / 391 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	
(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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