

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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The Telegraph



 PETER MORGAN
PROPERTY GROUP

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



PETER MORGAN

£160,000

Main Features

- Mid Terraced Property
- Village Location
- Freehold
- Two Bedrooms
- EPC - C
- Gas Central Heating
- Rear Garden With Decking Area
- Excellent Transport Links
- Easy Access To The M4 Corridor
- Need A Mortgage? We Can Help!

General Information

This mid-terraced house features two bedrooms and one bathroom, offering a suitable living space characterized by efficient gas central heating and double-glazed windows. The property benefits from a freehold status, providing ownership that includes the land on which the house sits.

Externally, the rear garden is particularly notable, featuring a wooden deck that is ideal for relaxation and outdoor dining. This space includes built-in seating and enough room for outdoor furniture, providing a pleasant environment for enjoying the surrounding views. The garden also offers potential for gardening or other outdoor activities.

The property's location is advantageous, situated in a village area with excellent transport links, including easy access to the M4 corridor and nearby Skewen train station. This accessibility enhances commuting options and connectivity to larger urban centers. For families, the proximity to local services and amenities is significant. Nearby is a primary school, medical centers, and a variety of dining options, including both casual and fine dining establishments. Additionally, recreational spaces like Skewen Park are easily accessible via rear gate, providing opportunities for outdoor activities and leisure.

GROUND FLOOR

Entrance Hallway

uPVC double glazed door to front, wood effect flooring and access to electrical consumer unit.

Living Room

uPVC double glazed window to front aspect, wood effect flooring, feature fireplace with electric fire and wooden mantelpiece and radiator.

Kitchen

Appointed with a range of matching wall and base units with contrasting worktops and inset stainless steel sink with mixer tap. uPVC double glazed window to rear aspect, space for oven and hob, space for freestanding fridge/freezer, radiator, wood-effect flooring and plumbing for washing machine.

FIRST FLOOR

Landing

Carpeted flooring.
Doors to;

Bedroom One

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

Bedroom Two

uPVC double glazed window to rear aspect, carpeted flooring and access to loft above.

Bathroom

Comprising of a low level WC, pedestal wash hand basin, shower cubicle and panelled bath. uPVC double glaze window to rear aspect ,radiator, would-effect flooring and storage cupboard housing a boiler serving domestic hot water and gas central heating.

EXTERNALLY

Gardens

A front raised patio.

A rear tiered garden, offering patio and decking area, and access to park.

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 B

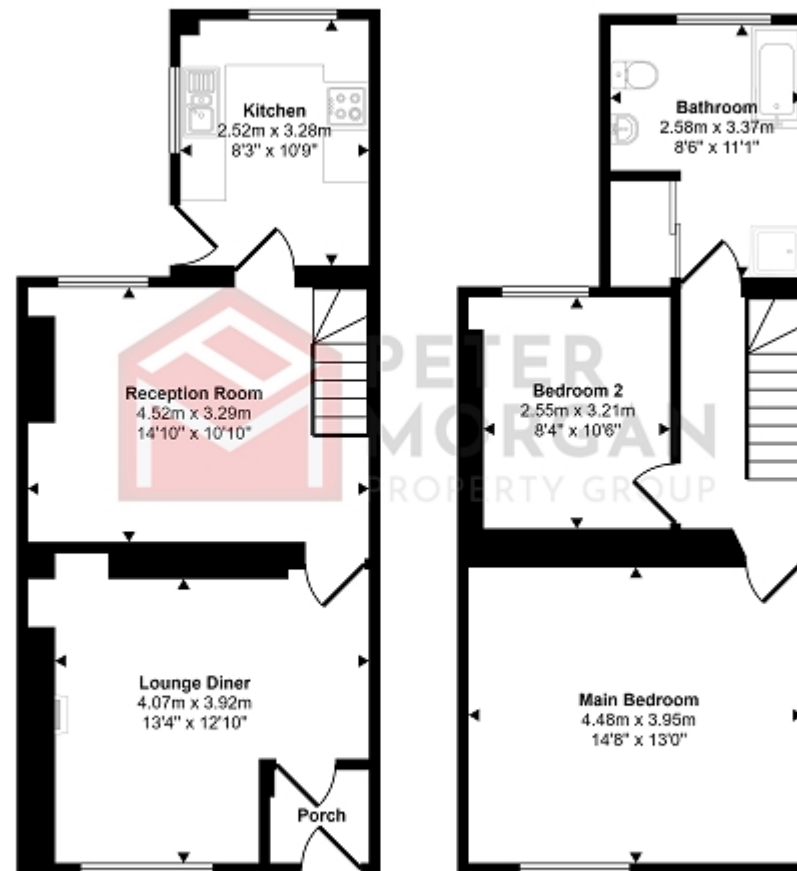
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
87 sq m / 938 sq ft




Ground Floor
Approx 44 sq m / 471 sq ft

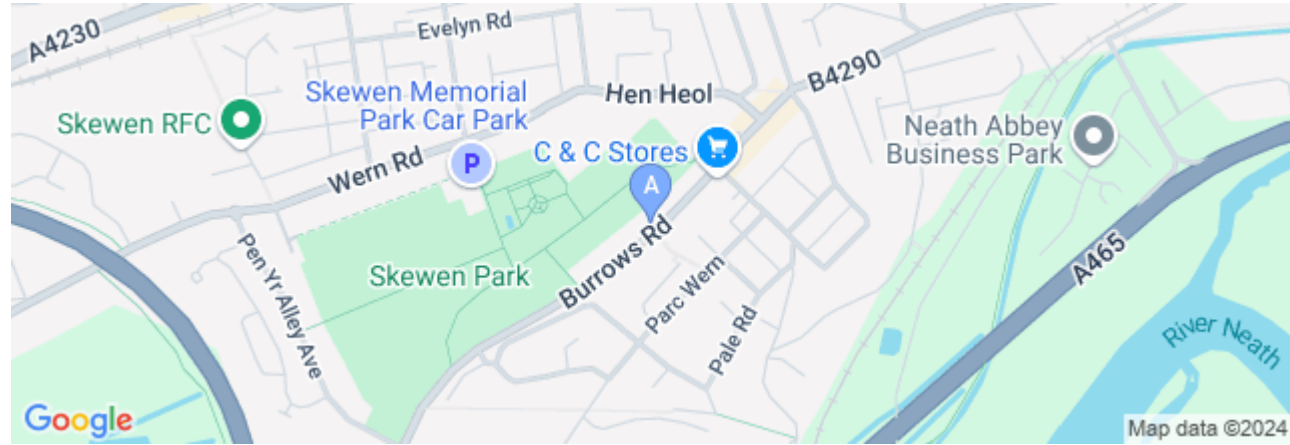
First Floor
Approx 43 sq m / 467 sq ft

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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	69	
(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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