

8 Pen Yr Heol, Skewen, Neath, West Glamorgan, SA10 6YT

£295,000

Main Features

- Semi-Detached Property
- Freehold
- Three Bedrooms & Three Reception Rooms
- Kitchen With Separate Utility Room
- Off Road Parking
- Enclosed Rear Garden
- Convenient Location
- Gas Central Heating
- EPC - D / Council Tax - D
- Need A Mortgage? We Can Help

General Information

This semi-detached property features three bedrooms and three reception rooms, providing generous living space for families. The kitchen is complemented by a separate utility room for added convenience. Also offering off road parking and an enclosed rear garden.

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.

GROUND FLOOR

Entrance Hallway

uPVC front door, radiator, laminate flooring, alarm control panel and consumer unit location.

Lounge

uPVC double glazed Bay window to front aspect, radiator, laminate flooring and feature fireplace with gas fire.
Through to;

Dining Room

Radiator, laminate flooring and under stairs storage cupboard.
Door to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. Space and plumbing in place for free standing American fridge freezer, integrated oven and grill, cooker hood with 5 ring gas burner, integrated dishwasher, breakfast bar with storage, radiator and tiled flooring.

Doors to;

Reception Room Three

uPVC French doors to access rear, radiator and laminate flooring.

Utility Room

Space and plumbing in place for washing machine, radiator, tiled flooring and combi boiler serving domestic hot water and gas central heating.

W.C.

Comprising of a low level WC and wash hand basin. uPVC double glazed window, radiator and tiled flooring.

FIRST FLOOR

Landing

Carpeted flooring, radiator and access to loft above.
Doors to;

Bedroom One

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

Bedroom Three

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

Bathroom

Comprising of a low level WC, wash hand basin, shower cubicle and Jacuzzi style bath. uPVC double glazed Frosted window to side aspect., part tiled walls and tiled flooring.

Bedroom Two

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

EXTERNALLY

Gardens

Driveway providing off road parking

Rear enclosed garden with raised slabbed terrace which steps down onto laid lawn.

To far end of garden is a cabin / bar with electric.

There is also electric sockets and hot tub fixtures in place.

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 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 Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

Current council tax banding

D

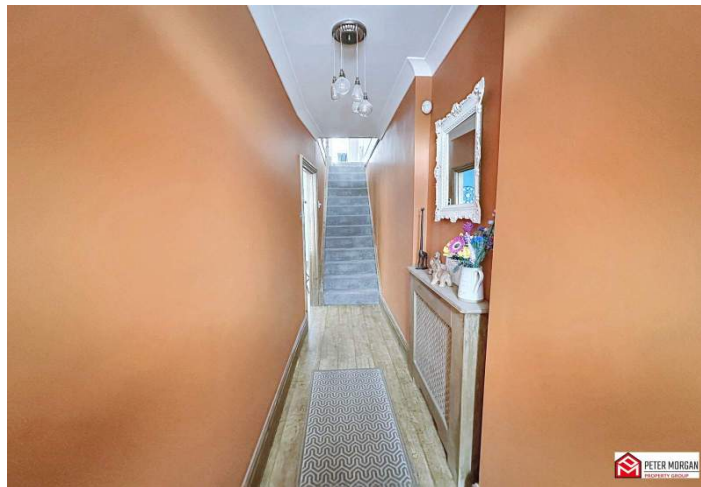
Current heating type

Combi

Tenure (To be confirmed)

Freehold






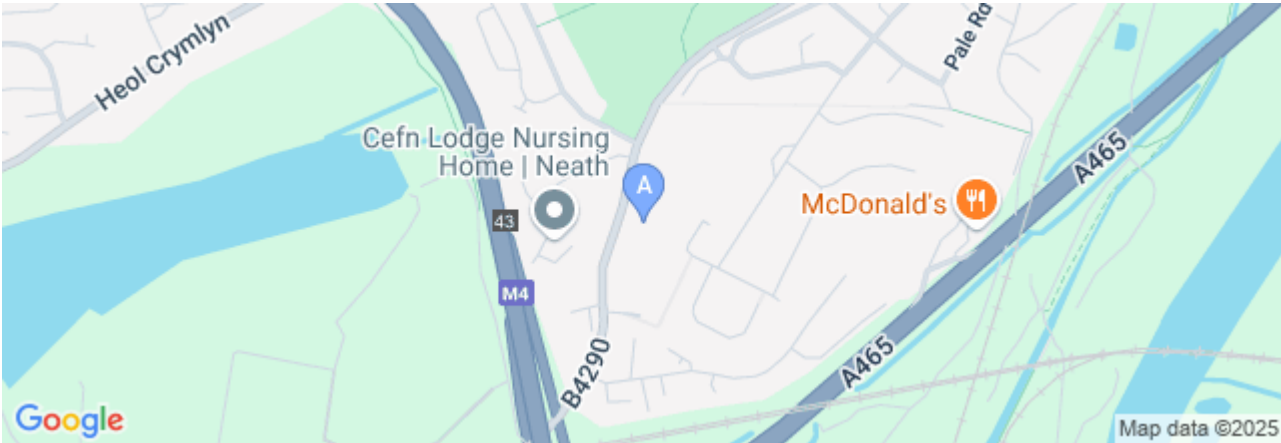




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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