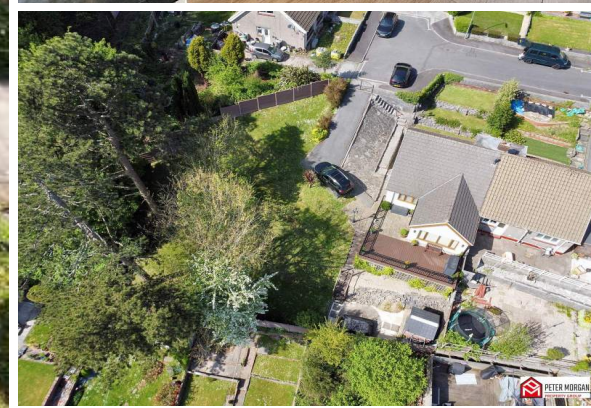




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**PETER MORGAN**

**8 Park Crescent, Neath, Neath Port Talbot, SA10 6SH**

**Offers Over £250,000**



### **Main Features**

- Semi-Detached Dormer Bungalow
- Freehold
- Set On A Generous Size Plot
- Ample Off Road Parking
- Two Good Size Bedrooms
- Kitchen Diner Having French Doors To Access Raised Terraced
- Combi Boiler
- Freehold
- EPC - TBC / Council Tax Band - C
- Need A Mortgage? We Can Help!

### **General Information**

This semi-detached dormer bungalow features 2 bedrooms and 1 bathroom, making it well-suited for small families or individuals seeking a spacious living arrangement. The property is freehold and sits on a generous size plot, providing ample outdoor space.

The property boasts significant off-road parking capabilities, accommodating multiple vehicles. The driveway is clearly defined, leading directly to the entrance of the home, ensuring easy access for residents and guests alike. The layout promotes a sense of openness around the home, enhanced by surrounding greenery.

This family home is situated in 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**

Radiator, laminate flooring and stairs to the first floor.

#### **Lounge**

Dual uPVC double glazed windows to front aspect, feature fireplace with electric fire, two radiators and carpeted flooring.

### **Utility Room**

Wooden flooring, space for free standing tumble dryer and chest fridge or freezer.

### **Kitchen/Diner**

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window to rear aspect, integrated fridge freezer, 5 ring gas hob, electric oven with cook hood over, integrated washing machine, integrated microwave and dishwasher, laminate flooring, radiator and uPVC French doors to access raised decked terrace and patio terrace.

### **Bathroom**

Comprising of a low level WC, wash hand basin with dual drawers, shower cubicle and bath. uPVC Frosted double glazed windows to rear aspect, fully tiled walls, towel radiator and tiled flooring.

### **FIRST FLOOR**

#### **Landing**

Carpeted flooring.  
Doors to bedrooms one & two.

#### **Bedroom One**

uPVC double glazed window to front aspect, carpeted flooring, radiator, dual fitted wardrobes, access to over eaves storage and attic space and single cupboard housing a combi boiler serving domestic hot water and gas central heating.

#### **Bedroom Two**

uPVC window to side aspect, radiator, carpeted flooring and access to over eaves storage space.

## EXTERNALLY

### Gardens

Front driveway providing ample off road parking, access to laid to lawn ground with mature shrubs, feature outdoor light, access to raised terraced having decking area and access to enclosed tiered rear garden.

### 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](mailto: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

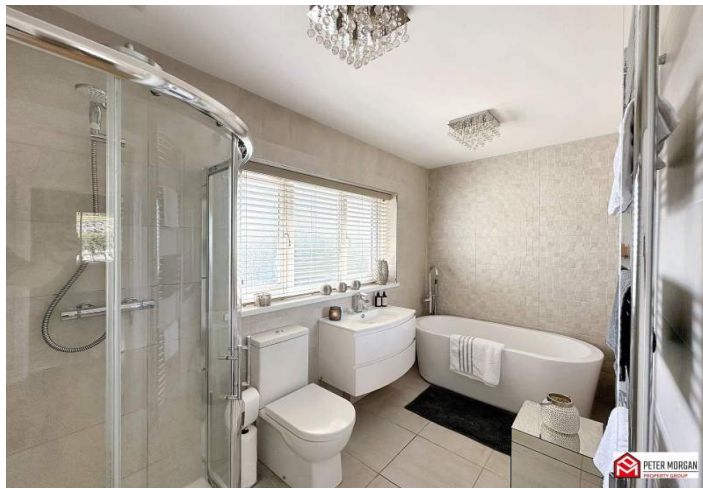
Mains Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

**Current council tax banding** C

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold







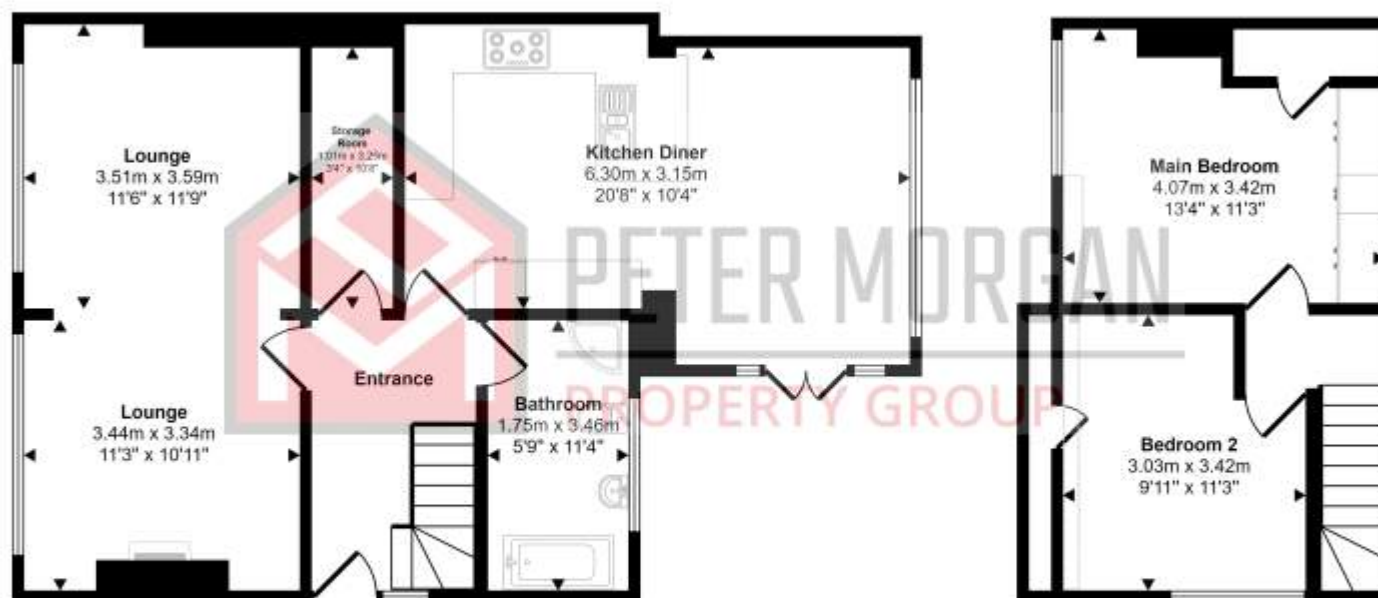








Approx Gross Internal Area  
97 sq m / 1040 sq ft



Ground Floor  
Approx 67 sq m / 722 sq ft

First Floor  
Approx 30 sq m / 318 sq ft

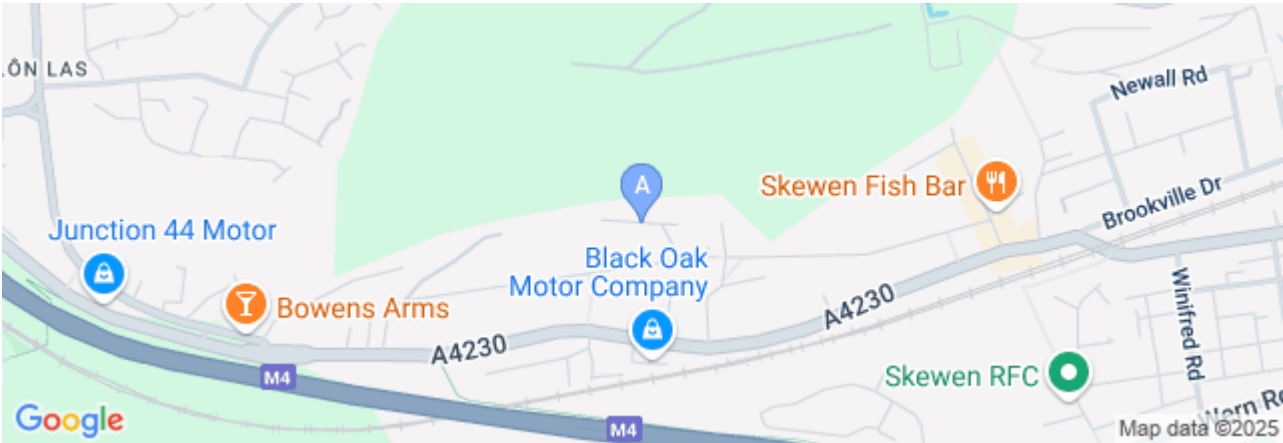
 Denotes head height below 1.5m

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.

8 Park Crescent, Neath, Neath Port Talbot, SA10 6SH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(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.

Neath  
Hub

npt@petermorgan.net  
lettings@petermorgan.net  
33-35 Windor Road,  
West Glamorgan  
SA11 1NB

Neath  
Financial Services

team@pmfinancial.net  
The Mortgage House,  
5 The Ropewalk,  
Neath  
SA11 1EW

Bridgend  
Sales Hub

bcb@petermorgan.net  
16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

Talbot Green  
Hub

talbotgreen@petermorgan.net  
lettingstg@petermorgan.net  
Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF

Carmarthen  
Hub

carmarthen@petermorgan.net  
lettingscm@petermorgan.net  
21 Bridge Street,  
Carmarthen  
SA31 3JS

Cardiff  
Hub

cardiff@petermorgan.net  
lettingscd@petermorgan.net  
144 Crwys Road,  
Cathays  
Cardiff  
CF24 4NP



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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.

**Neath Port Talbot Branch**  
35 Windsor Road, Neath. SA11 1NB  
npt@petermorgan.net  
VAT No : **821850148**

**www.petermorgan.net**  
**03300 563 555**



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

