

PETER MORGAN

30 Tabernacle Street, Neath, Neath Port Talbot, SA10 6UF

£110,000

Main Features

- 2 bedroom semi detached
- 2 reception rooms
- First floor bathroom
- Rear courtyard garden
- Convenient for local shops, restaurants, and schools
- uPVC DG and electric heating
- Council Tax Band: B. EPC: G
- Need a mortgage? We can help

General Information

TWO BEDROOM SEMI DETACHED HOME WITH 2 RECEPTION ROOMS.

Situated in the community of Skewen, convenient for local shops, restaurants, and schools. Enjoy easy access to nearby points of interest, including the scenic Neath Canal and the historical Neath Abbey ruins.

The property comprises ground floor hallway, 2 reception rooms and kitchen. First floor landing, bathroom and 2 bedrooms. The exterior offers front and rear courtyard gardens.

This home benefits from electric heating and uPVC double glazing.

GROUND FLOOR

Entrance Hallway

uPVC door to front. Laminate flooring. Elec radiator. Carpeted staircase to first floor.

Reception Room One

uPVC window to front. Electric radiator. Carpet. Electric meter and consumer unit.

Reception Room Two

uPVC window to kitchen. Electric radiator. Wooden door to and from rec 1. Wooden door to and from kitchen. Under stairs cupboard. Laminate flooring.

Kitchen

Dual uPVC windows to rear. Dual velux windows to rear. Tiled floor. Part tiled walls. Fitted kitchen with integrated electric hob and electric oven. Space and plumbed for washing machine.

FIRST FLOOR

Landing

Carpeted staircase from ground floor. Loft access hatch. Carpet.

Bedroom One

uPVC window to front. Electric radiator. Carpet. Double built in wardrobes. Single airing cupboard.

Bedroom Two

uPVC window to rear. Electric radiator. Carpet.

Shower Room

uPVC frosted window to rear. Fully tiled walls. Tiled floor. 3 piece suite comprising WC with cupboard surround, wash hand basin set in vanity unit, wall hung storage cupboard. Shower cubicle. Towel radiator. Airing cupboard with shelving and hot water tank to heat water only.

EXTERIOR

On street parking, some areas subject to permits, please make local enquires.

Front Garden

Enclosed front garden with gated steps. Shared side access via paved pathway.

Rear Garden

Enclosed rear courtyard.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at sales@petermorgan.net (fees will apply on completion of the mortgage).

General Information

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

Current council tax banding

B

Current heating type

Electric

Tenure

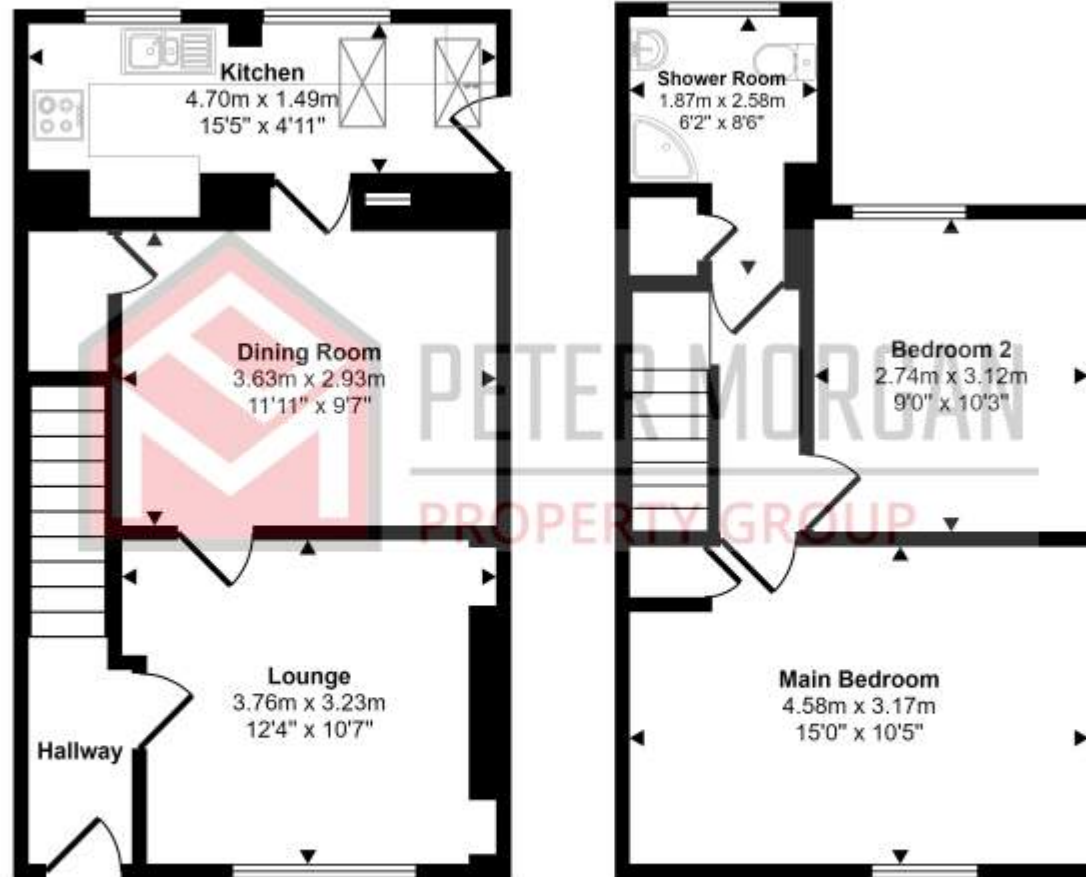
Freehold







Approx Gross Internal Area
73 sq m / 784 sq ft



Ground Floor


Approx 40 sq m / 426 sq ft

First Floor

Approx 33 sq m / 359 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
Very energy efficient - lower running costs			
(92+) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			13
(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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