



7 Park Crescent, Skewen, Neath, Neath Port Talbot, SA10 6SH

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Main Features

- · Semi detached dormer bungalow
- 3 bedrooms, 1 being on ground floor
- · Modern ground floor bathroom
- Tiered rear garden
- · Cul de sac location
- Situated in a convenient location, close to many local amenities such
- as Skewen Park, Skewen RFC and restaurants
- Having easy access to the A465 and M4 corridor
- uPVC double glazing and gas central heating
- Council Tax Band: C. EPC: TBC
- Need a mortgage? We can help.

General Information

3 BEDROOM SEMI DETACHED DORMER BUNGALOW SET IN A CUL DE SAC LOCATION WITH FLEXIBLE ACCOMMODATION INCLUDING 3 BEDROOMS AND GROUND FLOOR BATHROOM.

Situated in a convenient location, close to many local amenities such as Skewen Park, Skewen RFC and restaurants, whilst also having easy access to the A465 and M4 corridor.

The property has flexible accommodation comprising ground floor hallway, lounge, kitchen, bathroom and bedroom (optional dining room). First floor landing and 2 bedrooms.. The exterior has tiered front and rear gardens and driveway parking. The property benefits from uPVC double glazing and gas central heating.

GROUND FLOOR

Hallway

uPVC double glazed door to side. Carpeted and spindled staircase to first floor. Wood effect laminate flooring. Radiator. Doors to all ground floor rooms.

Kitchen

uPVC double glazed window to rear. uPVC double glazed door to rear. Appointed with a range of wall mounted and base units with worktops over. Sink unit with mixer tap. Integrated oven, hob, extractor hood and fridge freezer. Plumbed for washing machine. Breakfast unit with storage. Radiator. Part tiled walls. Tiled floor.

Bathroom

uPVC double glazed frosted window to rear. 3 piece suite comprising low level WC with enclosed cistern, hand wash basin set in vanity unit and panelled bath with overhead electric shower. Wood effect tiled flooring. Tiled walls. Heated chrome towel rail.

Lounge

uPVC double glazed window to front. Feature fireplace with gas fire. Wood effect laminate flooring. Radiator.

Bedroom 1

uPVC double glazed window to front. Fitted wardrobes. Radiator. Fitted carpet.

FIRST FLOOR

Landing

Fitted carpet. Doors to bedrooms.

Bedroom 2

uPVC double glazed window to front. Fitted storage. Airing cupboard housing hot water tank. Laminate flooring. Radiator.

Bedroom 3

uPVC double glazed window to side. Laminate flooring. Radiator.

EXTERIOR

Front Garden

Driveway. Access to rear garden.

Rear Garden

Laid with patio area. Garden shed. Steps leading to further enclosed rear garden.

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, Mains Gas

Current council tax banding

Current heating type Gas

Tenure Freehold































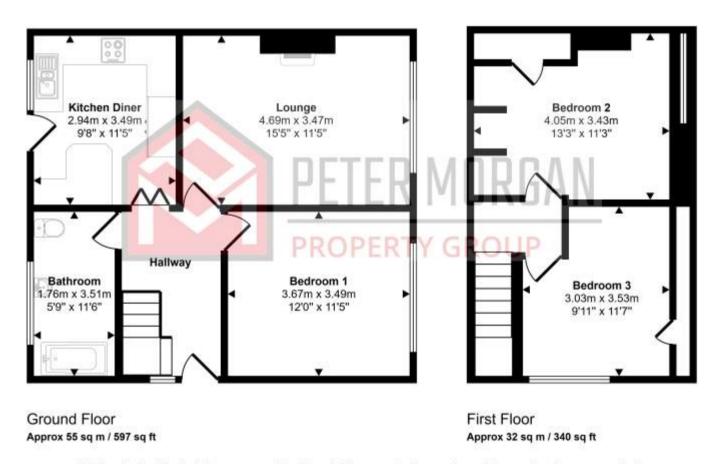






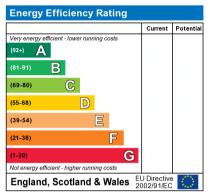


Approx Gross Internal Area 87 sq m / 937 sq ft



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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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

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Neath

Financial Services team@pmfinancial.net

The Mortgage House, 5 The Ropewalk, Neath SA11 1EW

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Neath Port Talbot Branch

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