

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



61 Pontneathvaughan Road, Glynneath, Neath Port Talbot. SA11 5NR



**£265,000**

## Main Features

- Detached Family Home
- Four Good Sized Bedrooms
- Beautifully Presented
- Popular Village Location
- Mountain Views
- Ample Off Road Parking
- Freehold
- Council Tax - C
- EPC -E
- Need A Mortgage? We Can Help!

## General Information

Located in the very popular village of Pontneddfechan is Pontneathvaughan Road. Within walking distance of Sgwd Gwladys and Waterfall Country, the property itself is in a nice plot with views to the countryside at the front but still remains within easy access to Glynneath village and the A465. Internally, with two reception rooms, a modern kitchen diner, spacious accomodation with bedrooms to the first floor and views to the front of the property.

Viewing is highly recommended for any appreciation to be possible!

## GROUND FLOOR

### Entrance Area

Enter through a uPVC front door, laminate flooring and carpeted stairs to the first floor.

Doors to;

### Lounge

(16' 5" x 11' 6") or (5.00m x 3.50m)

uPVC double glazed window to the front aspect, laminate flooring, radiator and the original fireplace.

### Living Room

(16' 5" x 17' 5") or (5.0m x 5.30m)

uPVC double glazed window to the front aspect, laminate flooring, radiator, under stairs storage cupboard and a gas fire with a back boiler serving domestic hot water and gas central heating.

Arch to;

### Kitchen

(16' 5" x 9' 10") or (5.0m x 3.0m)

Appointed with a range of grey matching wall and base units with wood effect work tops and a stainless steel sink with mixer tap. An electric hob with hood over, intergrated oven and plumbing in place for a washing machine. uPVC window to the side aspect, radiator, LED plinth lighting, tiled flooring and tiled splash back. uPVC door to access the side and uPVC sliding doors to access the front.

## FIRST FLOOR

### Landing

uPVC double glazed window to the rear aspect, wooden flooring and radiator.

Doors to;

### Bedroom One

(13' 1" x 9' 10") or (4.0m x 3.0m)

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

### Bedroom Four

(3' 11" x 6' 7") or (1.20m x 2.00m)

uPVC double glazed window, laminate flooring and radiator.

### Bedroom Two

uPVC double glazed window, built in wardrobes, carpeted flooring and radiator.

### Bedroom Three

(6' 7" x 6' 7") or (2.00m x 2.00m)

uPVC double glazed window, carpeted flooring and radiator.

### Bathroom

Comprising of a white suite including a low level WC, pedestal wash hand basin and a full spa shower cubicle with jets and music. uPVC double glazed window and tiled flooring.

### EXTERNALLY

#### Gardens

A large tiered garden to the front, side and rear aspect with mixture of stone walls. Enjoying views over opposite fields and woodland with surrounding trees.

#### Council Tax

Band - C  
£1875.17

### 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 quote.Please feel free to contact us on 03300 563 555 option 3 or email us at pmfinancial@petermorgan.net (fees will apply on completion of the mortgage)

### Viewings

Strictly By Appointment Only

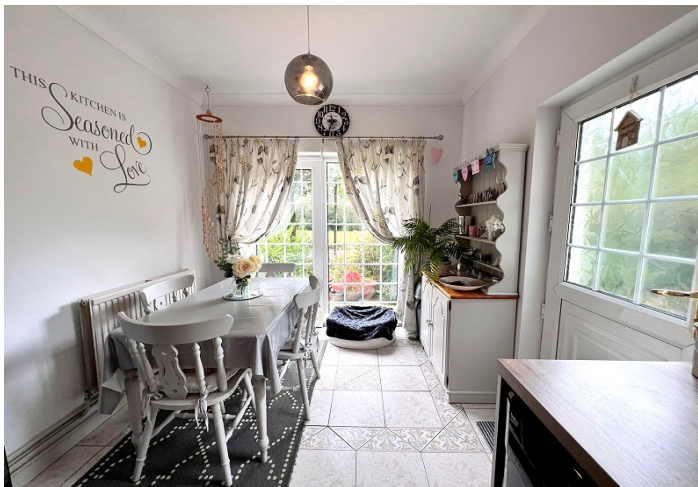
### Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** C

**Current heating type** Gas

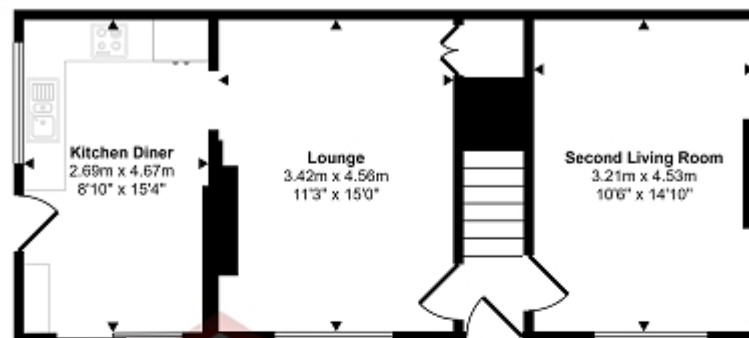
**Tenure (To be confirmed)** Freehold



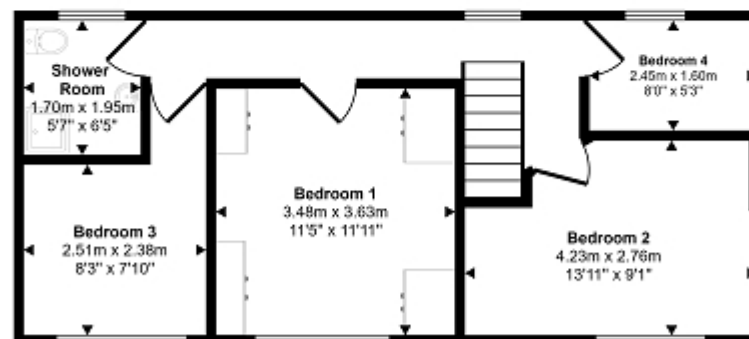




Approx Gross Internal Area  
97 sq m / 1041 sq ft




Ground Floor  
Approx 49 sq m / 528 sq ft



First Floor  
Approx 48 sq m / 513 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	48	
(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 ?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.

<p>Neath Port Talbot Head Office</p> <p>npt@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p>Neath Port Talbot Lettings</p> <p>lettings@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p>Neath Port Talbot Financial Services</p> <p>financial@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p>Bridgend</p> <p>bridgendcounty@petermorgan.net</p> <p>16 Dunraven Place, Mid Glamorgan CF31 1JD</p>	<p>Maesteg</p> <p>bridgendcounty@petermorgan.net</p> <p>135 Commercial St, Mid Glamorgan CF34 9DW</p>
---	---	--	--	---



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



**PETER MORGAN**  
POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

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

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

