

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



20 Neath Road, Fforest Goch, Swansea. SA8 3JB



Offers Over £525,000

Main Features

- Detached House with 12 Acres
- Large functioning Barn with Acreage
- Needs Renovation
- Ample Outbuildings & Garage
- Off Road Parking
- Two Bedrooms both with EnSuites
- AGA & Original Features
- Gardens to Rear with Stream
- Workshops adjoined to Property
- Exclusive Listing

General Information

Located in a small hamlet is Neath Road, this detached home offers a mix of small farmstead charm and convenience of village location, boasting amazing views over the land attached to the property, and with easy access to Neath and Pontardawe towns and M4 access this property is the best of both. Requiring substantial updating with ample rooms downstairs and currently two bedrooms both with ensuite to the first floor the buyer will carry out work to return the property to its once high standard. With original features throughout, large balcony and AGA this property offers the perfect platform for someone wanting a project with land. The land itself is to the rear with large flat fields with functioning barn offering the potential opportunity for someone wanting to run a business or start a farmstead. Estimated at 12 acres this house will fetch a lot of interest.

There are several outbuildings with the property including an adjoining workshop, large garage and stable.

There is Japanese Knotweed along the stream at the rear.

GROUND FLOOR

Hallway

Hallway from side access, with access to bathroom, utility and kitchen.

Bathroom

Classic county bathroom with tiled floor, white suite. uPVC window.

Tack Room / Utility Room

(11' 8" x 10' 10") or (3.56m x 3.30m)

Tiled floor, hand built wooden units with sink. Used as a boot room.

Lounge

(17' 9" x 11' 0") or (5.41m x 3.35m)

Tiled floor, large uPVC window with views over grounds, beamed ceiling.

Conservatory

(19' 0" x 14' 5") or (5.79m x 4.39m)

A traditional wooden framed conservatory, tiled floors, access onto garden and workshops.

Workshop

(25' 7" x 11' 2") or (7.80m x 3.40m)

Traditional annex workshop with access onto the rear garden and lawns.

Kitchen

(19' 2" x 12' 8") or (5.84m x 3.86m)

Large kitchen with handbuilt wooden units, beamed ceiling, AGA, tiled floor, uPVC window to front.

Dining Room

(14' 6" x 11' 2") or (4.42m x 3.40m)

Access from Kitchen, uPVC window to front, multi fuel fire in surround, beamed ceiling, tiled floor.

FIRST FLOOR

Landing

Access to two bedrooms and bathroom. uPVC window to side.

Bedroom

(25' 0" x 11' 6") or (7.62m x 3.50m)

Two uPVC windows to front.

En Suite

Three piece suite in need of updating. uPVC window.

Bedroom

(20' 2" x 17' 9") or (6.15m x 5.41m)

uPVC sliding door onto large steel balcony with views over acreage.

En Suite

Four piece suite in need of updating. uPVC window.

EXTERNALLY

Garage & Buildings

(39' 4" x 14' 6") or (12.00m x 4.42m)

Up and Over door, uPVC door to side. Further building to the rear.

Barn

(91' 10" x 49' 3") or (28.00m x 15.00m)

Large open commercially used barn in working order. Set up with stables, hay loft and stalls.

Front

Front area with chippings, side access via gates to rear lawn. Hedges ensuring privacy and off road parking for several vehicles.

Outbuilding

Several outbuildings in differing condition in the rear garden.

Rear Garden

There are large lawns to the rear of the property, flowerbeds and shrubbery. Landscaped tiered gardens backing onto a river.

Land

To the rear of this property is large paddock with fencing enclosing, opening onto open large flat grazing land. The estimated total acreage is estimated at 12 acres.

Crossing a steel bridge to access the land and gardens.

Please note there is some Japanese Knotweed on the boundary of the stream.

Please Note:

The Freehold is to be confirmed.

Approximately 12 Acres of land.

There is a gas line running through the rear of the land.

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding F

Current heating type Gas

Tenure (To be confirmed) Sol. To Verify







Fforest Goch, Pontardawe, Swansea, SA8

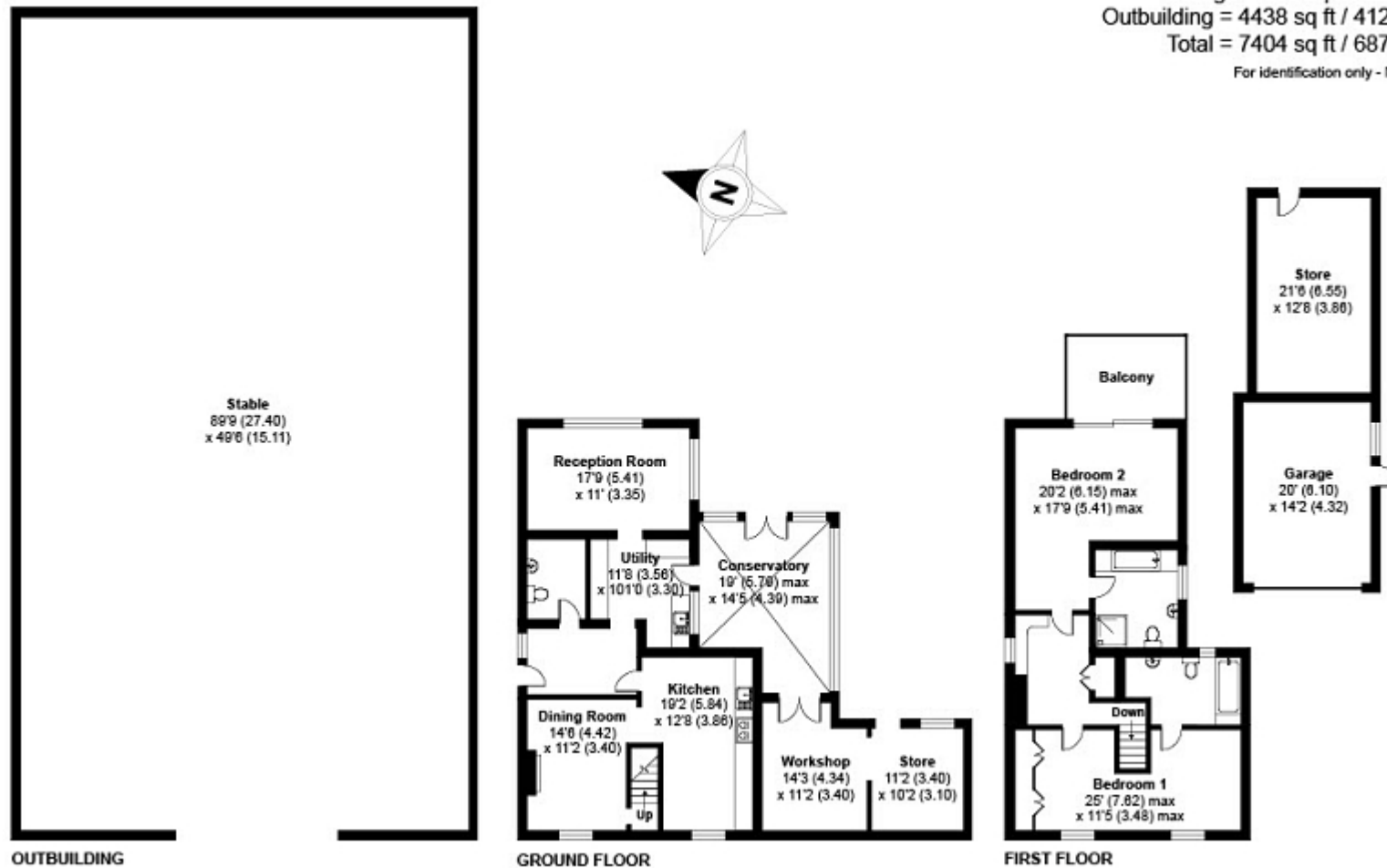
Approximate Area = 2398 sq ft / 222.8 sq m

Garage = 568 sq ft / 52.7 sq m

Outbuilding = 4438 sq ft / 412.1 sq m


Total = 7404 sq ft / 687.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Movewise. REF: 888052



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

Neath Head Office

neath@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgend@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

maesteg@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Port Talbot

porttalbot@petermorgan.net

49 Station Road
Mid Glamorgan
SA13 1NW



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 Branch - Head Office
33-35 Windsor Road, Neath. SA11 1NB
neath@petermorgan.net
Sales VAT No : 821850148
Lettings VAT No : 33161993

www.petermorgan.net
03300 563 555

