

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



12 Curlew Close, Neath, Neath Port Talbot. SA10 7EJ



£249,950

Main Features

- Dormer Bungalow
- Detached
- Sought After Area
- Garage and Driveway
- Balcony with Views Overlooking the Valley
- Freehold
- EPC - D
- Council Tax Band - E
- Need a Mortgage? We can Help!

General Information

A detached dormer bungalow in the sought after area of Lerois Park is Curlew Close with views overlooking the Neath Valley. The property is located just a short drive from Neath Town Centre and has close links to the A465 and M4 corridor. The property itself has two good sized bedrooms on the first floor and a family bathroom. To the ground floor there is two reception rooms, a conservatory, cloakroom and a good size kitchen diner. There is a driveway and garage to the front of the property and to the rear garden a patio, vegetable plot and shrubs. We anticipate high interest and viewing is recommended.

GROUND FLOOR

Hallway

Tiled flooring and frosted uPVC windows.
Door leading to;

Lounge

uPVC window, a radiator, a feature fireplace and laminate flooring.

Hallway

Wooden flooring. Stairs leading to the first floor.

W.C.

Comprising of a low level W.C, vanity wash hand basin, a radiator and a chrome towel rail. uPVC frosted window to the rear aspect.

Kitchen

Appointed with a range of matching wood effect wall and base units with worktops over. A stainless steel sink with mixer tap. Integrated oven with gas hobs and an extractor fan over. Space for a fridge freezer. A breakfast bar and access to the pantry. Fully tiled walls, tiled flooring and featured spotlights to the ceiling. A radiator. uPVC window and access to the back.

Study

Carpeted flooring and a radiator.
uPVC doors leading to;

Conservatory

Fully tiled flooring and access to the rear garden.

FIRST FLOOR

Landing

Laminate flooring. Airing cupboard with boiler tank.

Bathroom

Comprising of a matching bathroom with a low level W.C, Vanity wash hand basin and a corner shower. Bath with panelling and mixer tap. Fully tiled walls and flooring. uPVC tilt and turn window.

Bedroom One

uPVC window to the front aspect with a door leading to the balcony with great views overlooking the Neath Valley. A radiator, fitted wardrobes and carpeted flooring.

Bedroom Two

uPVC window to the rear aspect. Radiator and carpeted flooring.

EXTERNALLY

Driveway

A bricked driveway leading to the garage.

Integral Garage

Garden

Steps leading to the rear garden, patio and vegetable plots.

Council Tax

Band E £2,025

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 free, no obligation mortgage advice. 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 E

Current heating type Gas

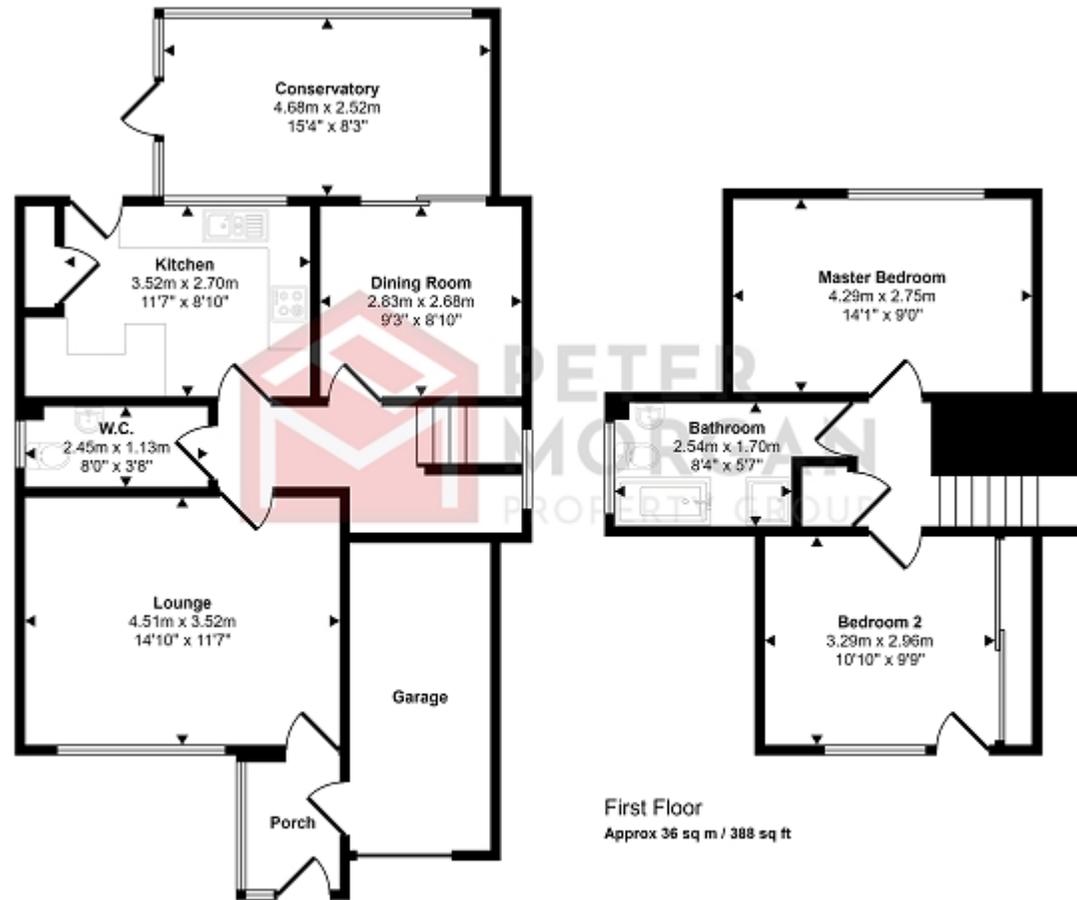
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
107 sq m / 1155 sq ft



Ground Floor
Approx 71 sq m / 768 sq ft

First Floor
Approx 36 sq m / 388 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(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.

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