

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



155 Dulais Road, Seven Sisters, Neath, Neath Port Talbot. SA10 9EY



£265,000

Main Features

- The Perfect Family Home
- Spacious Accommodation
- Five Bedrooms, Master With En-Suite
- Freehold
- EPC - TBC
- Detached Dormer Bungalow
- Off Road Parking To The Front
- Village Location
- Rear Garden With Park Access
- Need A Mortgage? We Can Help!

General Information

A five bedroomed dormer bungalow, situated in a friendly, family village, Seven Sisters. This property is immaculately presented offering spacious accommodation throughout. Benefiting from off road parking, uPVC double glazed windows though out, an open plan lounge and five generous size bedrooms with the master having an en-suite. Located close to many local amenities such as Dulais Valley Primary School, Seven Sisters sports clubs and within a 15 minute drive to Tesco Superstore, whilst also having easy access to the A465.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

A welcoming hallway with carpeted flooring, radiator, access to the loft above and Oak stairs leading to the flower floor.

Doors to;

Bedroom Three

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

Bedroom Four

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

Bedroom Five

uPVC double glazed window, carpeted flooring and radiator.

Bathroom

Comprising of a white suite including a low level WC, pedestal wash hand basin, panelled bath with mixer tap and a shower cubicle. uPVC double glazed sky light window, tiled flooring and a chrome heated towel rail.

Master Bedroom

Two uPVC double glazed windows, carpeted flooring, radiator and fitted wardrobes.

Door to;

En Suite

Comprising of a low level WC, pedestal wash hand basin and shower cubicle. uPVC double glazed window, radiator and a wall mounted combi boiler serving domestic hot water and gas central heating.

Bedroom Two

uPVC double glazed window, carpeted flooring and radiator.

LOWER FLOOR

Kitchen Area

Open plan kitchen appointed with a range of cream matching wall and base units with wooden work tops over and stainless steel with mixer tap. uPVC double glazed window, breakfast bar, inset oven, electric hob with extractor fan over, utility space, radiator and laminate flooring.

Door to access to the rear garden.

Open Plan Lounge

uPVC double glazed window, laminate flooring, and radiator.

EXTERNALLY

Gardens

A front garden with patio path leading to the property and a spacious drive.

An enclosed low maintenance, resin rear garden with decorative stone, garden shed with electric and easy rear access to the village Park.

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

Please Note:

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

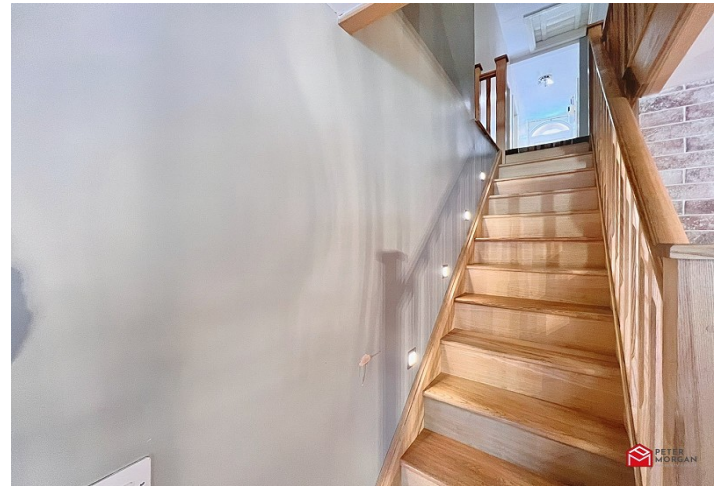
Utilities

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

Current council tax banding C

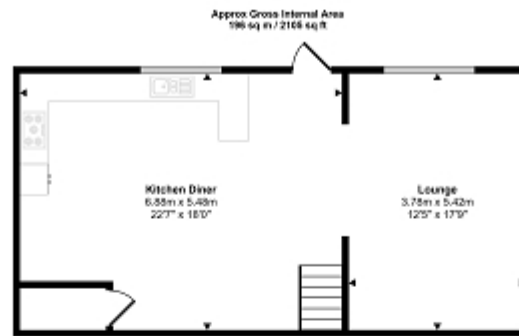
Current heating type Gas

Tenure (To be confirmed) Freehold

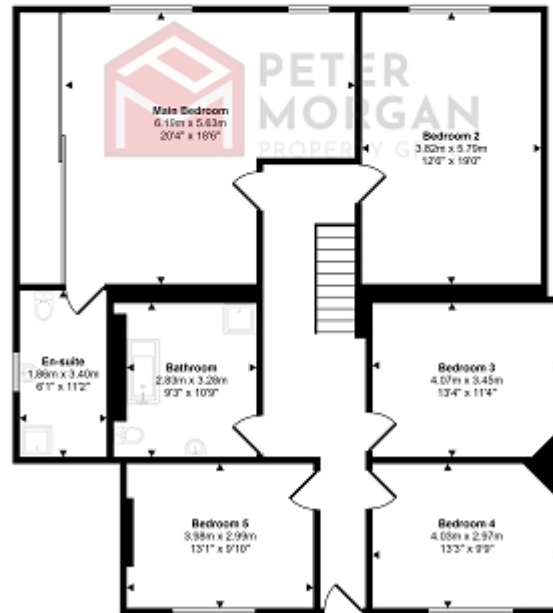









Lower Ground Floor
Approx 58 sq m / 624 sq ft



Ground Floor
Approx 137 sq m / 1473 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any areas are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Black Stuppy 360.

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 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 Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



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



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

www.petermorgan.net
03300 563 555

