

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



77 Ffynnon Dawel, Aberdulais, Neath, Neath Port Talbot. SA10 8EN



**£325,000**

## Main Features

- Detached Four Bedroomed Property
- Sought After Location
- The Perfect Family Home
- Freehold
- EPC - D
- Council Tax - F
- Master Bedroom With En Suite
- Off Road Parking & Garage
- Gas Fired Heating
- Need A Mortgage? We Can Help!

## General Information

This immaculately presented property is situated in a sought after area, towards the end of the development which is no through road. This beautiful spacious property is the perfect family home, ideally located within walking distance to Llangatwg Community School, Cilfrew Primary School and a short drive to Catwg Primary School.

This home benefits from having four bedrooms, two spacious living areas, three toilets including a family bathroom and a well maintained enclosed rear garden, also having a driveway to the front and garage.

Situated close to many local amenities such as Aberdulais Falls, Graig Gwladys Country Park, Neath Canal, also within easy access to the A465 and M4 corridor.

An early viewing is highly recommended as properties in this area very rare become available.

## GROUND FLOOR

### Hallway

A welcoming hallway with tiled flooring, radiator and carpeted stairs to the first floor.

Doors to;

### W.C.

Comprising of a low level WC and wash hand basin. Radiator, tiled flooring and uPVC window to the front aspect.

### Kitchen

A beautiful family kitchen appointed with a range of matching wall and base units with works tops over and an inset stainless steel sink with mixer tap. Tiled splash back, lights which are dimmer controlled, concealed under cupboard lighting, tiled flooring, an integrated cooker with gas hob and extractor fan over, two uPVC double glazed windows to the rear aspect.

Arch through to dining area with tiled flooring and French doors to access the rear garden.

### Utility Room

Appointed with matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. Plumbing in place for a washing machine and tumble dryer, lights which are dimmer controlled, concealed under cupboard lighting, tiled flooring and a wall mounted boiler serving domestic hot water and gas central heating. uPVC door to access the rear garden.

### Lounge

A spacious lounge having uPVC double glazed bay window to the front aspect, uPVC double glazed window to the side aspect, dimmer controlled lights, carpeted flooring and radiator.

## FIRST FLOOR

### Landing

Carpeted flooring and access to the loft above.

Doors to;

## Bedroom Two

uPVC double glazed window to the rear aspect, carpeted flooring, storage cupboard and built in wardrobes with sliding mirrored doors.

## Bathroom

Comprising of a low level WC, pedestal wash hand basin and panelled bath with shower over. Carpeted flooring, tiled walls, radiator and a uPVC window to the rear aspect.

## Bedroom Four

uPVC double glazed window, carpeted flooring and radiator.

## Bedroom Three

uPVC double glazed window, carpeted flooring and radiator.

## Master Bedroom

uPVC double glazed window, carpeted flooring, radiator, dimmer controlled lights and fitted wardrobes with sliding mirrored doors.

Door to;

## En Suite

Comprising of a low level WC, pedestal wash hand basin with mixer tap and a shower cubicle. uPVC double glazed window and laminate flooring.

## EXTERNALLY

## Gardens

Front garden laid to lawn with matured shrubs and driveway leading to the side garage having two strip lights and two power sockets. There is also an exterior power point to the front porch which has concealed lighting.

A south facing rear garden which receives summer sun from sunrise to approx 7pm which is ideal for family days in the garden! Also benefitting from decking and wooden fencing which was replaced in 2021, folding line fixed to the wall with cover, outside fitted tap and a laid to lawn area.

## Please Note:

Free standing furniture, soft furnishings, washing machine, tumble drier are subject to negotiation.

## 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 [neath@petermorgan.net](mailto:neath@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** F

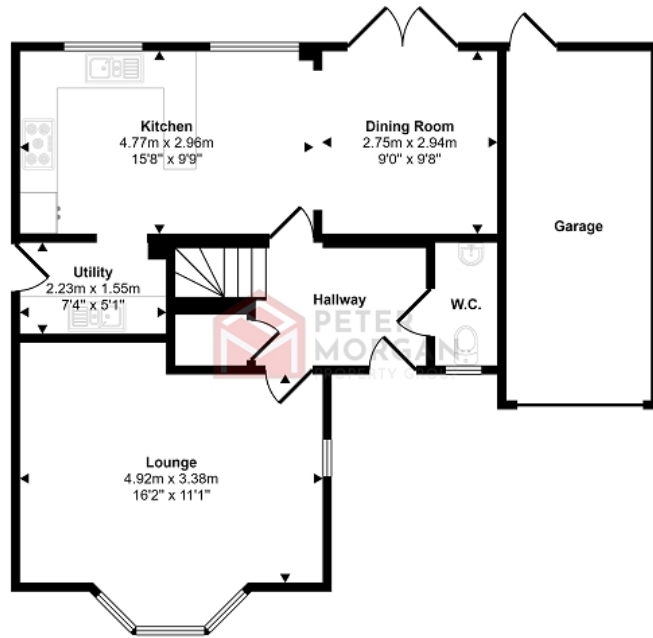
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold



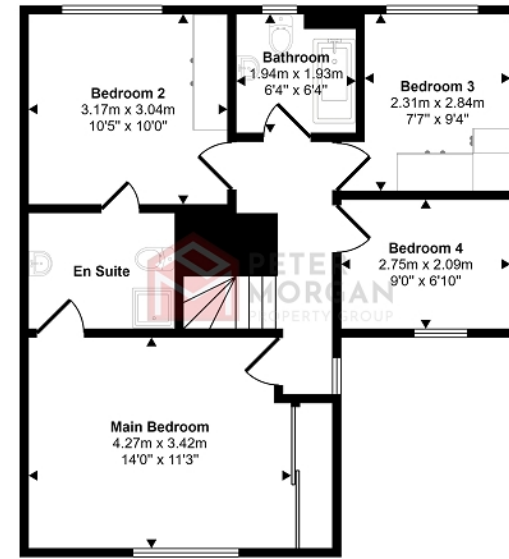






Ground Floor  
Approx 72 sq m / 779 sq ft

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.



First Floor  
Approx 57 sq m / 610 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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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 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





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

