

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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3 Gellidawel Road, Glynneath, Neath, Neath Port Talbot. SA11 5DN



PETER MORGAN

£120,000

Main Features

- Ideal First Time Purchase
- Three Bedrooms
- Enclosed Rear Garden
- No Onward Chain
- Village Location
- Close to Local Amenities
- Freehold
- Council Tax - B
- EPC - D
- Need a Mortgage? We can Help!

General Information

Located in the heart of the village of Glynneath, this three bedroom, terrace house is the perfect first time buy or family home. Comprising of a large reception room, kitchen and dining area, and bathroom to the ground floor with three bedrooms to the first floor. There is a low maintenance rear garden with rear access from the lane. The property is close to local amenities, both English and Welsh language Primary schools, just a few minutes up the road you have Waterfall Country where you can enjoy the beautiful scenery and walks. With easy access to the A465.

GROUND FLOOR

Hallway

Enter via uPVC door into the hallway with carpet to the floor, radiator, door to the reception room and stairs to first floor.

Reception Room

uPVC window to the front aspect, large living space, carpet to the floor, radiator, doors leading to;

Kitchen

Appointed with matching wall base and sink units with work top over, tiles to the floor and part tiled walls, under stairs storage, cupboard housing the combi boiler, plumbing in place for washing machine, integrated electric oven and electric hob, uPVC window to the rear aspect, door to inner hallway and bathroom.

Bathroom

Comprising of a corner bath, WC, wall mounted wash hand basin, enclosed shower cubicle, tiles to the floor and wall, uPVC window to the rear aspect, radiator.

FIRST FLOOR

Landing

uPVC window to the rear aspect, carpet to the floor, doors leading to the three bedrooms.

Bedroom One

uPVC window to the rear aspect, fitted wardrobes with sliding doors, carpet to the floor, radiator.

Bedroom Two

uPVC window to the front aspect, carpet to the floor, radiator.

Bedroom Three

uPVC window to the front aspect, carpet to the floor, radiator.

EXTERNALLY

Garden

To the rear of the property there is a low maintenance garden with patio slab, small lawned area, a storage shed and gate leading to rear lane.

Mortgage Advice

PM Financial is the mortgage partner within 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 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

B

Current heating type

Combi

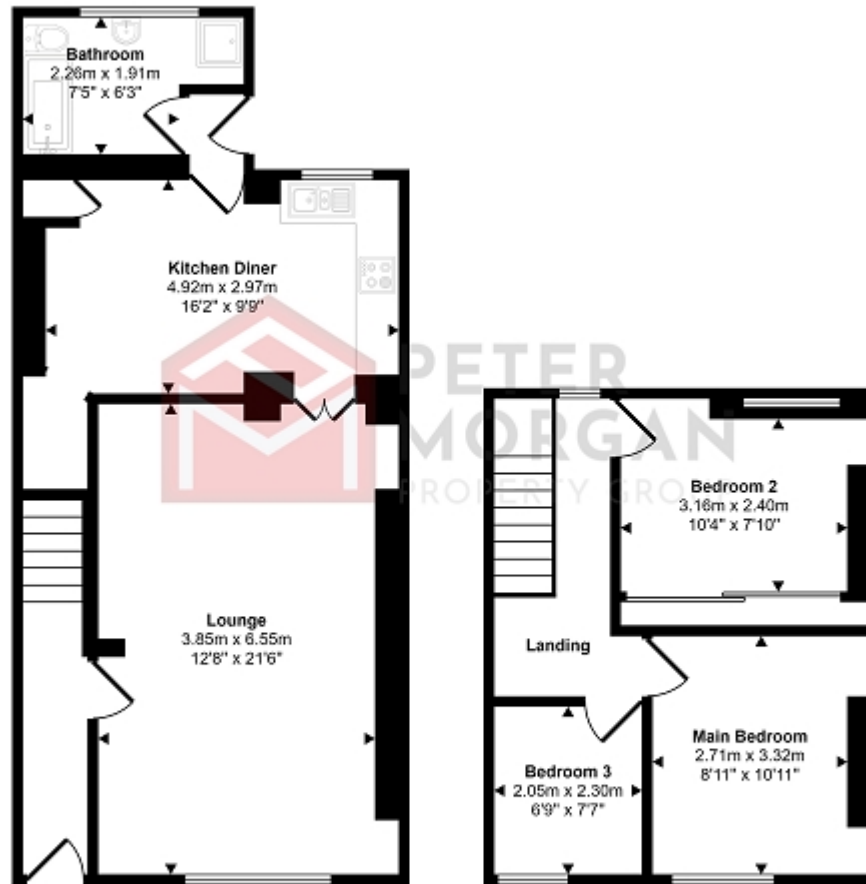
Tenure (To be confirmed)

Freehold






Approx Gross Internal Area
93 sq m / 996 sq ft



Ground Floor
Approx 58 sq m / 624 sq ft

First Floor
Approx 35 sq m / 373 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		
(69-80) C		77
(55-68) D	62	
(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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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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