

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



**3a Morfa Glas, Glynneath, Neath, Neath Port Talbot. SA11 5RS**



**£250,000**



## Main Features

- NO ONWARD CHAIN!
- Immaculately Presented Detached Bungalow
- Recently Refurbished Throughout
- Ample Off Road Parking & Garage
- Generous Outdoor Building
- EPC - TBC
- Spacious Enclosed rear Garden
- Gas Fired Heating
- Two Good Sized Bedrooms
- Need a Mortgage? We Can Help!

## General Information

This desirable two bedroomed bungalow, which has recently been refurbished is the perfect forever property. Ideally located in the heart of the popular village, Glynneath, within walking distance to the Lamb & Flag restaurant, Tesco Esso Express, St Cadocs Church and many other local amenities. Towards the end of the village is the popular Sgwd Gwladys restaurant, Waterfall country, The Old White Horse and The Angel Inn, whilst also having easy access to the A465, M4 corridor and a short journey to the Brecon Beacons. Internally the property benefits from two good sized bedrooms, a bathroom, family kitchen and lounge, externally there is a spacious drive to the front of the property and a beautiful rear garden.

Viewing is highly recommended for any appreciation to be possible.

## GROUND FLOOR

### Hallway

Enter through a grey uPVC door, laminate flooring, inset ceiling lighting, airing cupboard and doors to;

### Lounge

(20' 0" x 10' 2") or (6.10m x 3.10m)

Three uPVC double glazed windows, two to the front aspect and one to the side. Two radiators, a feature fireplace, carpeted flooring and wall lights.

### Kitchen

(12' 2" x 10' 10") or (3.70m x 3.30m)

An L shaped Kitchen appointed with a range of matching white wall and base units and worktops over with an inset stainless steel sink with mixer tap, integrated oven and hob with matching hood over. Radiator, uPVC double glazed window and door to the rear, Herringbone affect cushioned flooring and part tiled walls. Access to the loft above.

An airing cupboard housing a gas fired combi boiler serving domestic hot water and central heating.

### Bedroom One

(13' 9" x 10' 10") or (4.20m x 3.30m)

uPVC double glazed window to the rear aspect, carpeted flooring, storage cupboard and radiator.

### Bedroom Two

(9' 0" x 9' 0") or (2.75m x 2.75m)

uPVC double glazed window to the rear aspect, carpeted flooring, radiator and sliding wardrobes.

### Bathroom

A modern fully tiled bathroom comprising of a large walk in shower, a low level WC and a vanity wash hand basin with LED mirror above. A heated towel rail and a frosted uPVC double glazed window.

## EXTERNALLY

## Gardens

A large front paved area providing ample off road parking, a spot light and a driveway with drainage leading to a garage with gated side access to a private low maintenance garden at the rear with fencing, a large patio area, Astroturf and decorative stone.

An outbuilding for storage.

## Council Tax

Band C

£1,875.17

## 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** C

**Current heating type** Gas

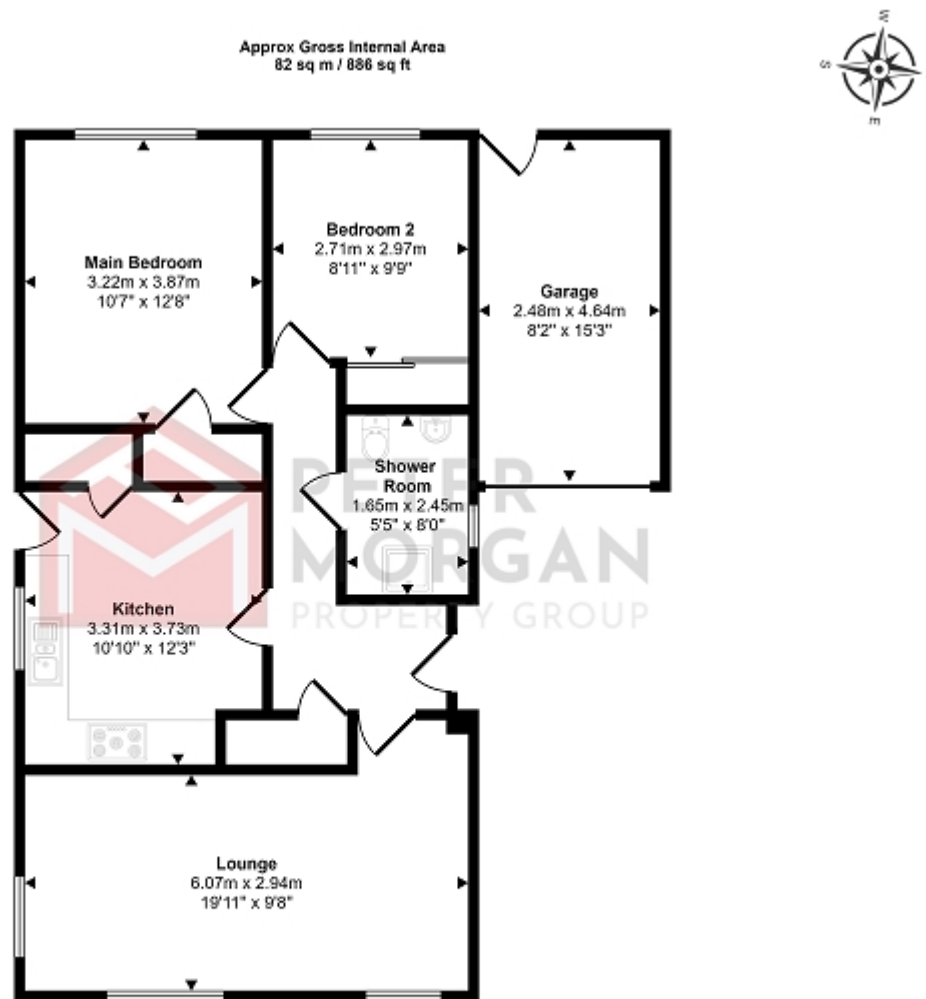
**Tenure (To be confirmed)** Freehold












Floorplan

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.

## 3a Morfa Glas, Glynneath, Neath, Neath Port Talbot. SA11 5RS

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>	57	
(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 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  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

