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PROPERTY GROUP

**THE GUILD
PROPERTY
PROFESSIONALS**

2021
WALES
SALES
GOLD WINNER

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Lettings & Financial

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The Telegraph



Carey lodge Chestnut Close, Neath, Neath Port Talbot. SA10 7AU



Exclusive

Offers Over £550,000

Main Features

- Exclusive Unique Property
- Built In The 1970's With Its Own Original Features
- Detached
- Four Spacious Bedrooms, Three With Ensuite's
- EPC - tbc
- Offers Ample Off Road Parking
- Beautiful Enclosed Grounds
- Gas Heating
- Updating Required
- Need A Mortgage? We Can Help!

General Information

Located in a private gated plot, with a private driveway, sits Carey Lodge, a 1970s chalet style property on a split level with views over Neath. The property is in it's original condition and boasts art decor suites, spacious accommodation and ensuite to bedrooms. To the first floor is a master suite, WC, family kitchen, spacious lounge offering views and a summer room opening into an enclosed terraced. Lower floor offers a spacious utility room, two double bedrooms with en suites, storage cupboard and the fourth bedroom currently used as storage. The property also benefits from a central stairs with a stone feature wall.

Externally the property offers ample off road parking, not forgetting the large rear garden.

This amazing, unique property will have a lot of interest, however we recommend you will be prepared to do works as the property is in need of an update and refurbishment.

A viewing is highly recommended for any appreciation anticipated.

Please note: Strictly proceedable viewers only.

GROUND FLOOR

Hallway

A split level, unique hallway having a stone feature wall and access to the lower and upper floors.

Landing

Upper Landing.

Doors to;

Master Bedroom

uPVC window to the rear aspect, radiator, fitted wardrobes and dressing area.

Door to;

En Suite

Comprising of a his and hers sink with mixer tap, low level WC, bidet, large spar bath and separate shower.

uPVC window and radiator.

W.C.

Comprising of a low level WC and vanity wash hand basin.

Lounge

A large living room with uPVC large window to the rear aspect, gas fire with feature surround and radiator.

Dining Room

uPVC window to the side aspect and large opening doors to access the covered terrace.

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless sink with mixer tap. Windows to the front and side aspect, gas hob with fan over, integrated oven and breakfast bar.

LOWER FLOOR

Hallway

Storage cupboard's, one housing a boiler serving domestic hot water and gas central heating and a door to access the rear garden.

Doors to;

Utility

A large utility with window to the side aspect, radiator, plumbing in place for a dish washer, wall and base units.

Door to access the rear garden.

Bedroom Two

Window, radiator fitted wardrobes and door to access the en suite.

En Suite

Comprising of a low level WC, vanity wash hand basin and step down bath with mixer tap.

Bedroom Three

Window, radiator fitted wardrobes and door to access the en suite.

EXTERNALLY

Gardens

A front drive offering ample off road parking and car port.

A beautiful large rear garden, fully enclosed with matured shrubs, lawns and hedgerow. This garden is south facing which benefits from the sunlight all day.

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)

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding G

Current heating type Gas

Tenure (To be confirmed) Freehold

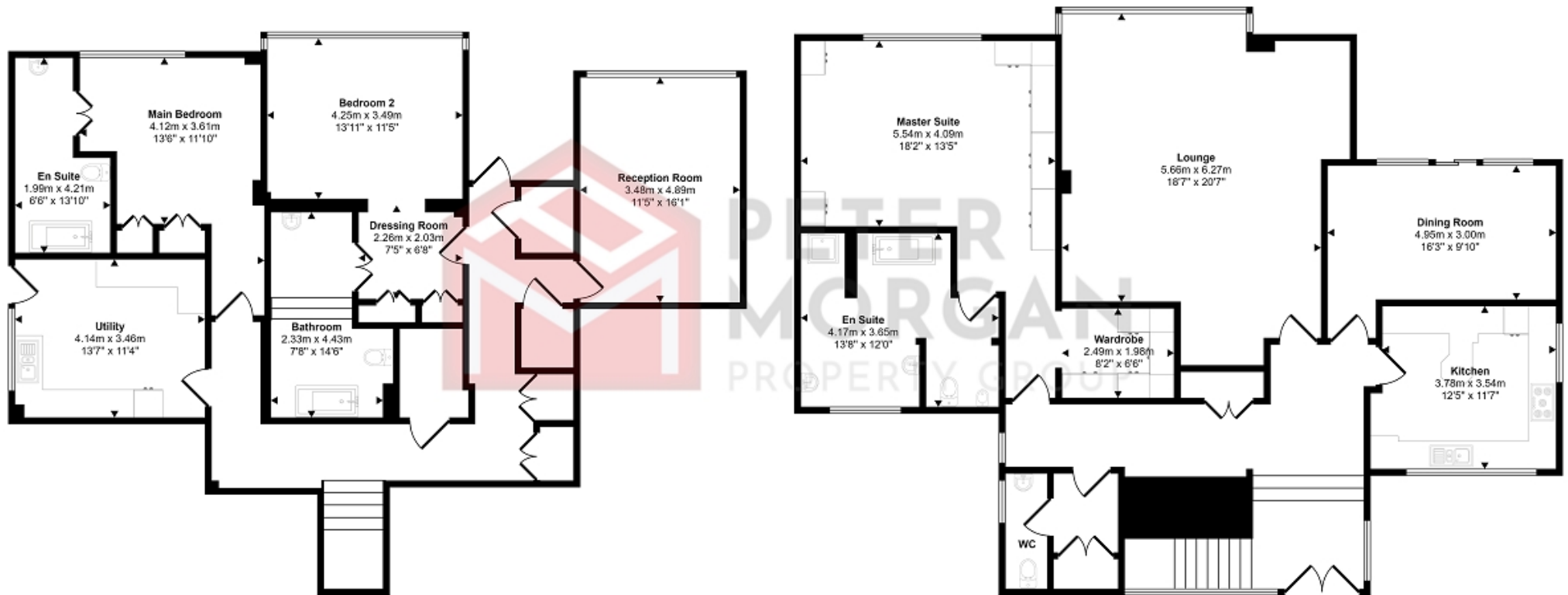








Approx Gross Internal Area
282 sq m / 3031 sq ft



Lower Ground Floor
Approx 122 sq m / 1317 sq ft

Ground Floor
Approx 159 sq m / 1714 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.

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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 ?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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