

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



30 Taillwyd Road, Neath Abbey, Neath, Neath Port Talbot. SA10 7DY



**£300,000**



## Main Features

- Detached Property
- Three Generous Sized Bedrooms
- Land Adjacent to the Property
- Garage & Driveway
- Fantastic Woodland Views
- EPC - E
- Gas Fired Heating
- Conservatory
- Freehold
- Need A Mortgage? We Can Help!

## General Information

This is a perfect property for Horse Enthusiast with an additional plot of land which has been set up for equestrian use. Enjoy woodland views at the rear of this detached home, with a larger than average plot benefiting from off road parking, driveway and garage. This property offers the buyers potential to extend, renovate and create a truly unique home.

Located on Taillwyd Road which is a popular area with woodland walks, bridal ways and a great location for Neath town centre, Neath College and Dwr y Felin schools are within close proximity. Internally the property is needing work but has a spacious ground floor and four bedrooms to the first floor. Any changes would require planning permissions.

The plot is relatively flat and has views to the rear, and the addition of a further plot with stables is ideal for development.

## GROUND FLOOR

### Entrance Porch

Enter through a uPVC door with glass side panels and laminate flooring.  
Door to;

### Reception Room

uPVC double glazed window to the front aspect, radiator, tiled flooring, a featured fireplace with electric fire and stairs to access the first floor.  
Doors to;

### Reception Room Two

uPVC double glazed windows to the side and front aspect, carpeted flooring, two radiators and uPVC French doors to access the rear.

### Kitchen

A fitted kitchen appointed with a range of matching wall and base units with work tops over and a double Belfast sink with mixer tap. Built in cooker with gas hob and fan over, tiled flooring and space for a fridge freezer.  
Through to;

### Conservatory

uPVC double glazed surround windows, tiled flooring and radiator.  
Door to access the rear garden.

## FIRST FLOOR

### Landing

Carpeted flooring, storage cupboard and access to the loft above.

### Bedroom Two

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

### Bedroom One

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

### Bedroom Three

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

### Bathroom

Comprising of a low level WC, pedestal wash hand basin and a panelled bath with mixer tap. uPVC double glazed window the rear aspect, radiator and carpeted flooring.

### EXTERNALLY

### Viewings

Strictly By Appointment Only

### Utilities

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

**Current council tax banding** E

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold





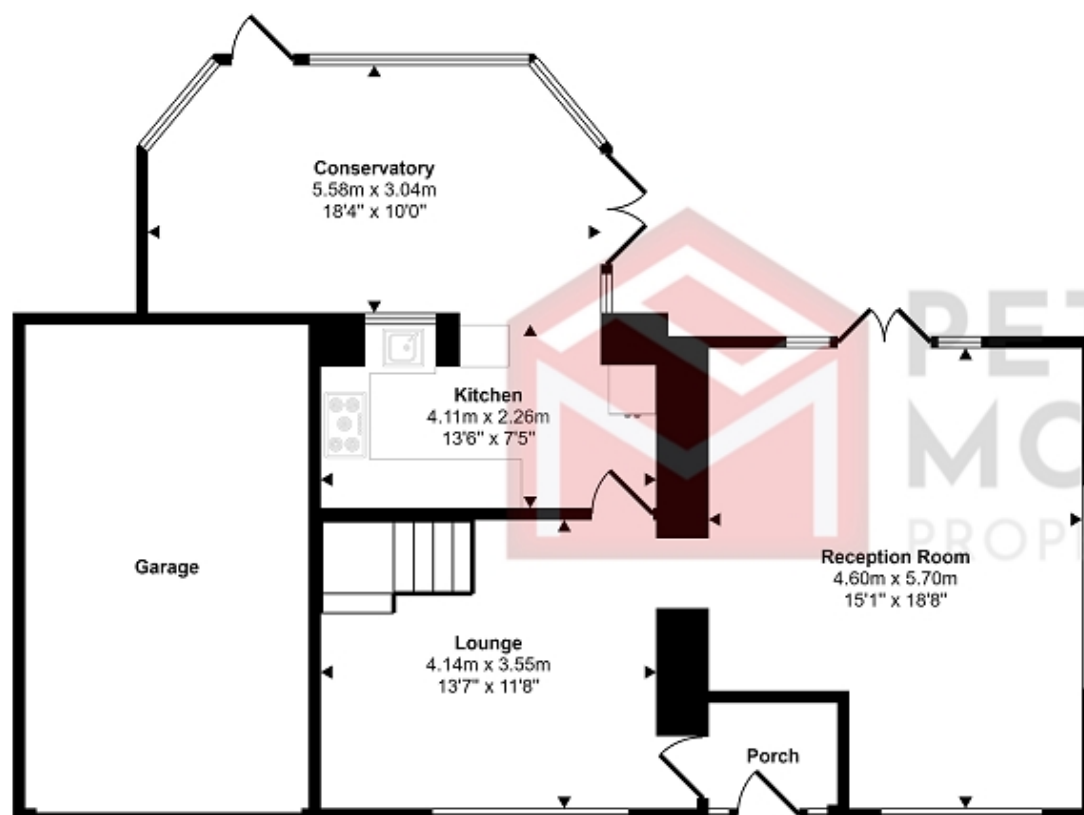






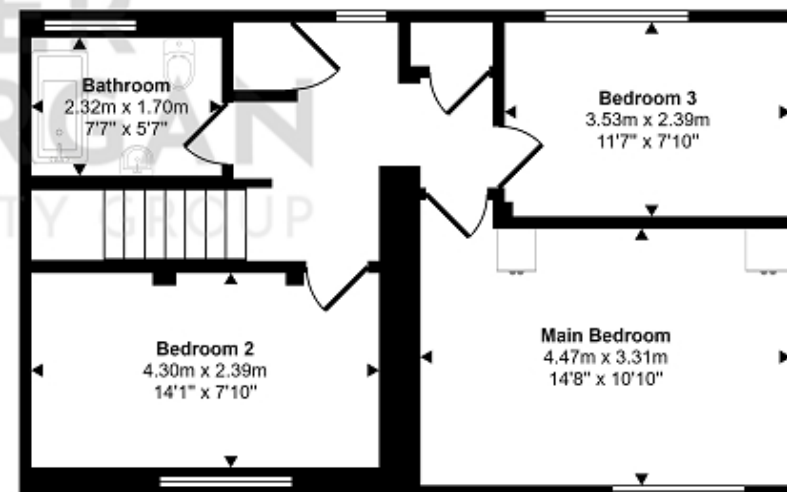


Approx Gross Internal Area  
147 sq m / 1581 sq ft



Ground Floor

Approx 93 sq m / 1001 sq ft




First Floor

Approx 54 sq m / 580 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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