

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



20 Glynneath Road, Resolven, Neath, Neath Port Talbot. SA11 4DP



£175,000

Main Features

- Detached Four Bedroomed Property
- Boasting Mountain Views
- Off Road Parking & Garage
- Tiered Garden With Swimming Pool
- Freehold
- EPC E
- Council Tax B
- Coal Central Heating
- Quiet Location
- Need A Mortgage? We Can Help!

General Information

We are very pleased to offer this freehold Detached four bedroomed property. This is marketed at a price to sell as refurbishment and modernising is needed. The property has fantastic views on a large plot and further benefits from a garage. Situated close to Resolven village with local schools, shops and other local amenities. Whilst having easy access to the A465 and M4 corridor. A viewing is recommended on this ideal project.

GROUND FLOOR

Hallway

Access to;

Reception Room One

Double glazed window to the front aspect, log burner and carpet.

Reception Room Two

Double glazed window to the front aspect.

Kitchen

Appointed with wall and base units with AGA cooker and hob, space and plumbing for washing machine, tiled flooring and uPVC double glazed window to rear.

Bathroom

Comprised of low-level WC, pedestal wash hand basin, panelled bath with electric shower over, radiator, double glazed frosted window to the rear aspect and tiled flooring.

FIRST FLOOR

Landing

Double glazed window to the front aspect, carpeted with access to;

Bedroom One (Front)

Double glazed window to the front aspect, radiator and carpet.

Bedroom Two (Front)

Double glazed window to the front aspect, radiator and carpet.

Bedroom Three (Rear)

uPVC double glazed window to rear, radiator and wooden flooring.

Bedroom Four (Rear)

uPVC double glazed window to rear, radiator and carpet.

W.C.

Comprised of low-level WC, wash hand basin, vanity mirror, part-tiled walls and linoleum floor.

EXTERNALLY

To Front

Raised concrete area with stone-built garage to side.

To Rear

Multi-level garden space with lawn and concrete areas, with storage sheds enclosed by fencing. The top level also benefits from a swimming pool which needs attention.

Mortgage Advice

Outhouse 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 drainage (services not tested).

Current council tax banding B

Current heating type Coal Fired

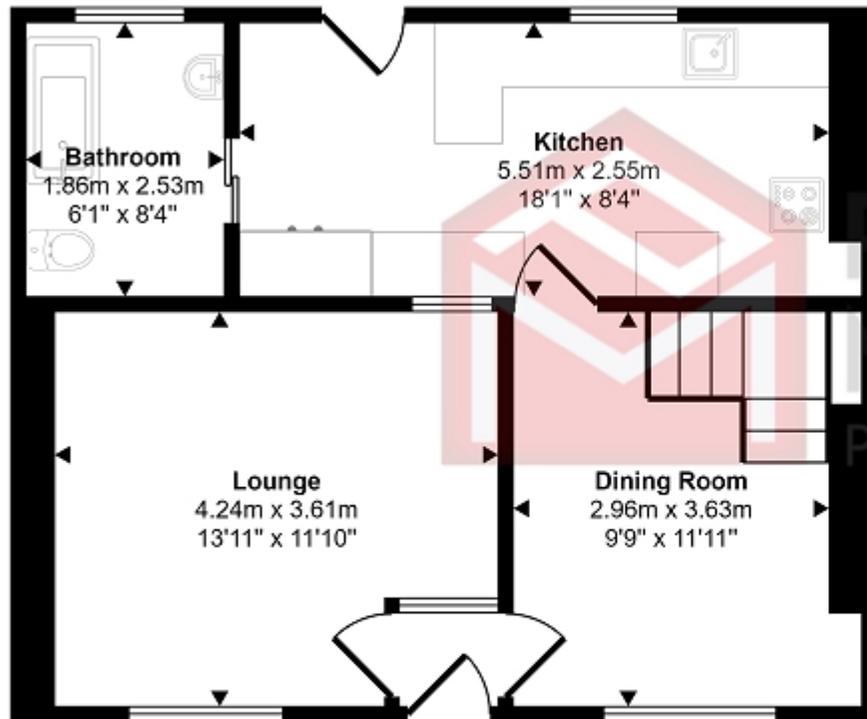
Tenure (To be confirmed) Freehold



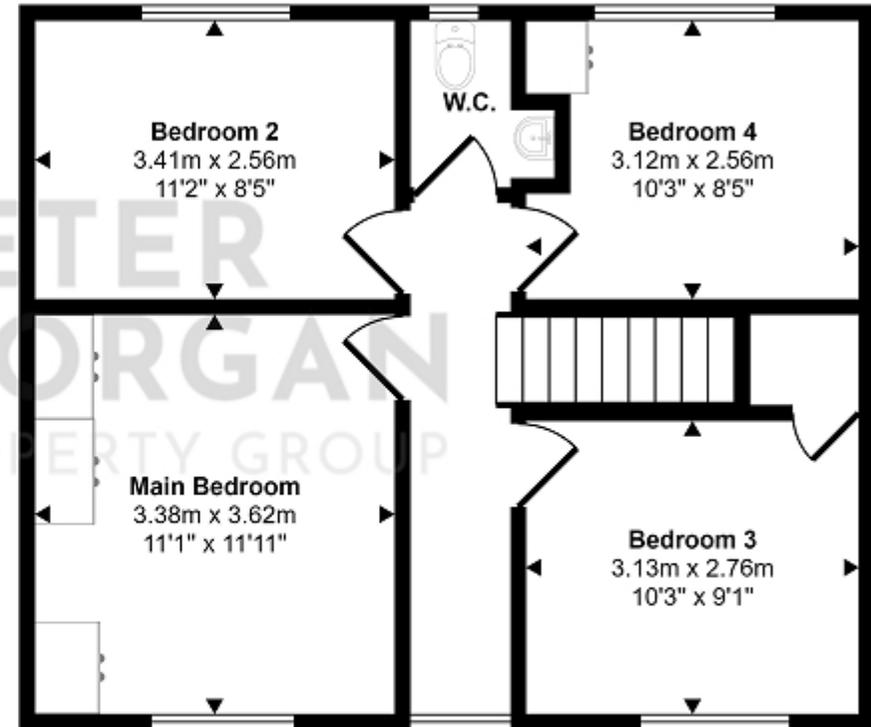




Approx Gross Internal Area
99 sq m / 1069 sq ft



Ground Floor
Approx 50 sq m / 536 sq ft

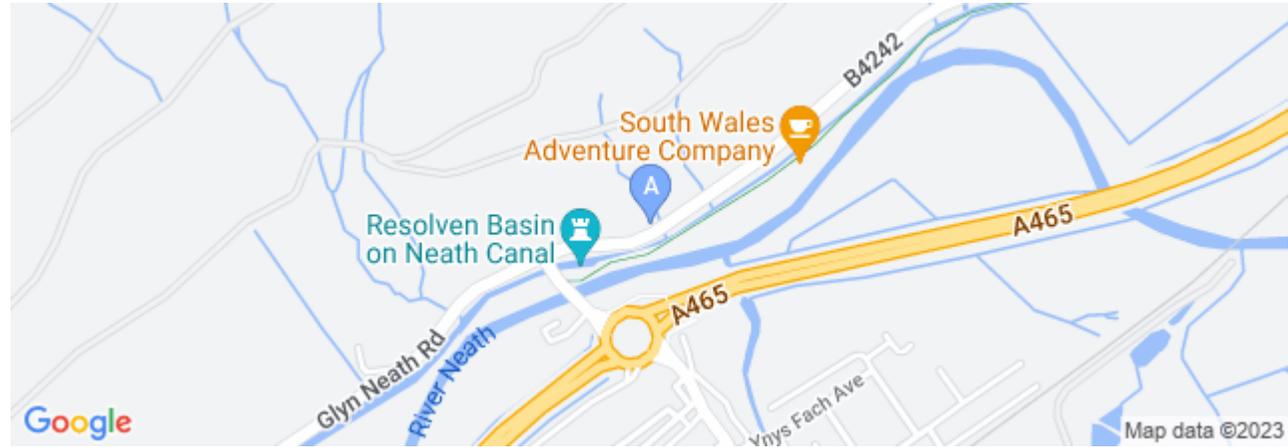


First Floor
Approx 50 sq m / 533 sq ft

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 | | 72 |
| (55-68) D | | |
| (39-54) E | 41 | |
| (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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