

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



17 Morfa Glas, Glynneath, Neath, Neath Port Talbot. SA11 5RS



**£145,000**



## Main Features

- Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Freehold
- Off Road Parking To The Front
- EPC D
- Council Tax B
- Village Location
- Gas Fired Heating
- Need A Mortgage? We Can Help!

## General Information

This three bedroom property is 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 three bedrooms, a bathroom, kitchen and two reception rooms, externally there is a drive to the front of the property and a spacious rear garden.

## GROUND FLOOR

Through uPVC double glazed door to;

### Entrance Hall

Stairs to first floor, radiator, cupboard and carpet.

### Reception Room One

uPVC double glazed window to the front aspect with uPVC French doors to the rear. Radiator, fireplace and laminate flooring.

### Reception Room Two

uPVC double glazed French doors to rear with gas fireplace, radiator and laminate flooring.

## Kitchen

Appointed with matching base and wall units, space for free-standing cooker with extractor hood, radiator, space and plumbing for washing machine, uPVC double glazed windows and doors to front and rear aspects with tiled flooring.

## FIRST FLOOR

### Landing

uPVC double glazed window to the front aspect, laminate flooring and carpeted stairs.

### Bedroom One (Rear)

uPVC double glazed window to the rear aspect with cupboard, radiator and laminate flooring.

### Bedroom Two (Rear)

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

### Bedroom Three (Front)

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

## Bathroom

Comprised of low-level WC, wash hand basin, vanity mirror with cupboard, bath with electric shower over, towel holder, tiled walls and uPVC double glazed window to the side aspect.

## EXTERNALLY

### To Front

### To Rear

## 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](mailto: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** B

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold











Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(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.

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