

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



22 High Street, Cwmgwrach, Neath, Neath Port Talbot. SA11 5TA



PETER MORGAN

£155,000

Main Features

- NO ONWARDS CHAIN!
- Friendly Village Location
- Three Bedrooms
- Freehold
- EPC - TBC
- Enclosed Rear Garden
- Gas Central Heating
- Close To local Amenities
- Excellent Transport Links
- Need A Mortgage? We Can Help!

General Information

Set in the heart of a friendly family village, Cwmgwrach, this semi-detached property offers a lounge diner, kitchen and conservatory to the ground floor and three bedrooms and family bathroom to the first floor, also having an enclosed rear garden laid to lawn with garden sheds and rear lane access.

Located close to the local primary school, sports clubs, woodland walks, the village shop, a short distance to the nearest village Glynneath, Asda Petrol Station and easy access to the A465, whilst also having excellent transport links perfect for those commuting.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Laminate flooring and stairs to first floor.

Lounge / Diner

(12' 0" x 21' 4") or (3.66m x 6.50m)

Two uPVC double glazed window to the front and rear aspect, two radiators and laminate flooring.

Door to;

Kitchen

(17' 7" x 8' 11") or (5.35m x 2.71m)

Appointed with a range of matching wall and base units with wood effect work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window rear and side aspect, integrated cooker with gas hob, plumbing in place for a washing machine, radiator, part tiled walls, space for a fridge and tiled flooring.

Conservatory

(12' 5" x 6' 8") or (3.78m x 2.04m)

uPVC double glazed windows, tiled flooring and uPVC doors to access the rear garden.

FIRST FLOOR

Landing

Carpeted flooring.

Doors to;

Bedroom One

(8' 8" x 10' 2") or (2.64m x 3.11m)

uPVC double glazed window to the front aspect, carpeted flooring, radiator and fitted storage cupboards.

Bedroom Two

(6' 8" x 9' 1") or (2.04m x 2.77m)

uPVC double glazed window, carpeted flooring and radiator.

Bedroom Three

uPVC double glazed window to the rear aspect, carpeted flooring, radiator and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

Bathroom

Comprising of a low level WC, pedestal wash hand basin, panelled bath and a shower cubicle. uPVC frosted double glazed window, cladded walls, laminate flooring and radiator.

EXTERNALLY

Gardens

Steps leading to the property and side access to the rear garden.

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)

Council Tax

Annually - £1643

Viewings

Strictly By Appointment Only

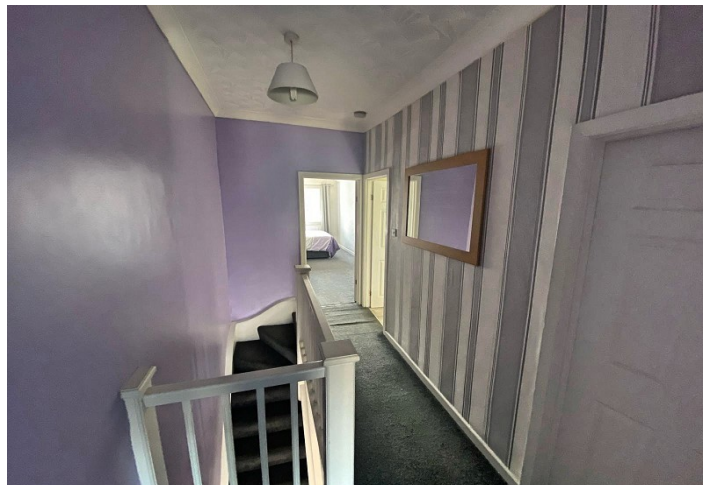
Utilities

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+) 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 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.



PETER MORGAN

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