

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



47 Lon Y Grug, Llandarcy, Neath, Neath Port Talbot. SA10 6FW



£240,000

Main Features

- Well Presented Throughout
- Sought After Location
- Perfect Family Home
- EPC - B
- Off Road Parking
- Three Bedrooms
- Gas Central Heating
- Freehold
- Convenient Location
- Need A Mortgage? We Can Help!

General Information

Set in a popular resident development, Llandarcy, a modern semi detached family home, conveniently located within easy access to the A465 and M4 corridor, also within short distance to Skewen, Jersey Marine, David Lloyds Gym and the Harvester.

This beautiful home comprises of a WC, lounge, dining area and modern kitchen to the ground floor and a family bathroom, three bedrooms and En-suite to the first floor, also having off road parking to the side of the property and an enclosed rear garden.

Please visit our new and improved website for more information!

GROUND FLOOR

Entrance Hallway

Enter through a composite door, wooden flooring, radiator, under stairs storage cupboard and stairs to the first floor.

Doors to;

Lounge

Double glazed window to the front aspect, wooden flooring, two radiators and uPVC French doors to access the rear garden.

W.C.

Comprising of a low level WC and pedestal wash hand basin with mixer tap. Frosted double glazed window to the rear aspect, tiled flooring and radiator.

Dining Area

Tiled flooring, radiator and wooden French doors to access the rear garden.

Kitchen

A modern fitted kitchen, appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. Double glazed window to the front aspect, integrated oven with gas hob and fan over, plumbing in place for a washing machine, space for a free standing fridge freezer, tiled flooring, part tiled walls and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

FIRST FLOOR

Landing

Double glazed window to the rear aspect, airing cupboard, carpeted flooring and radiator.

Doors to;

Bathroom

Comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over. Double glazed window to the front aspect, tiled flooring, radiator, part tiled walls and extractor fan.

Bedroom Three

Wooden double glazed window to the rear aspect, wooden flooring and radiator.

Bedroom Two

Double glazed window to the front aspect, wooden flooring and radiator.

Master Bedroom

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

Door to;

En Suite

Comprising of a low level WC, pedestal wash hand basin and a shower cubicle.

Frosted double glazed window to the front aspect, tiled flooring, heated towel rail and a vanity unit.

EXTERNALLY

Gardens

A front driveway to the side of the property and access to the rear garden.

An enclosed rear garden with patio area and laid to lawn area with garden shed.

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 -

Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Service Charge

Please note there are services charges every 6 months.

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding C

Current heating type Gas

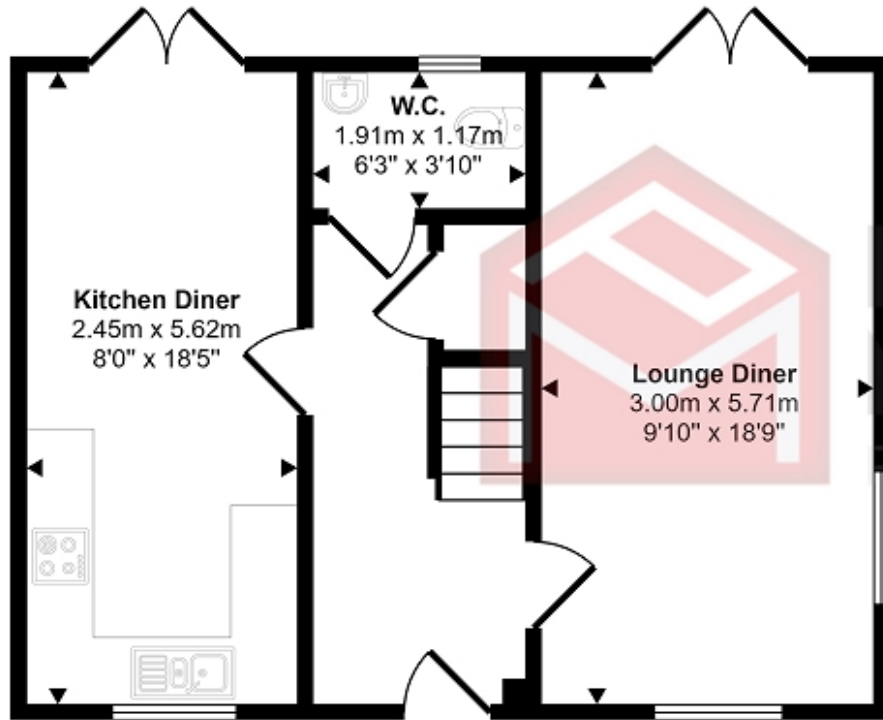
Tenure (To be confirmed) Freehold



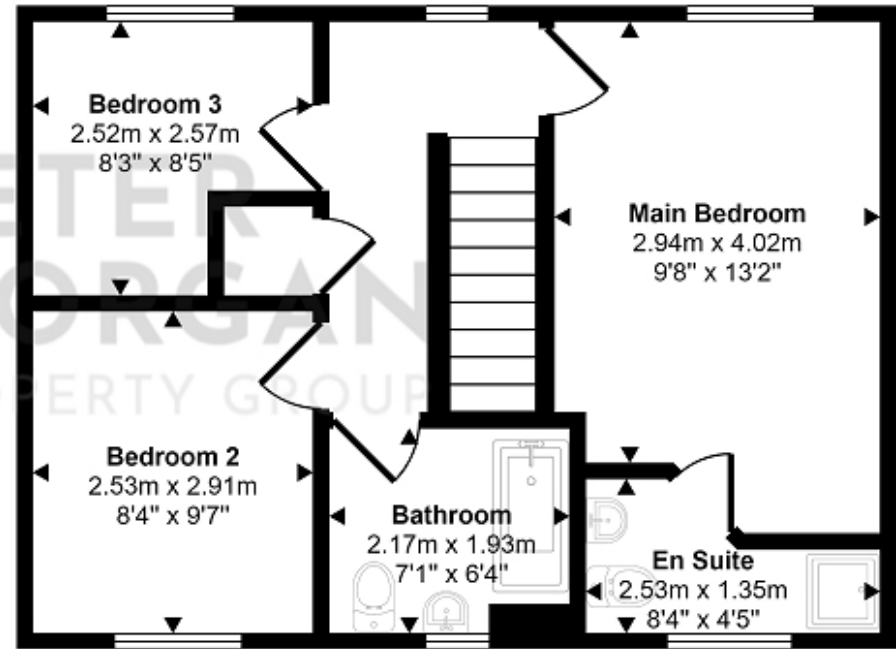




Approx Gross Internal Area
86 sq m / 924 sq ft




Ground Floor
Approx 43 sq m / 467 sq ft



First Floor
Approx 42 sq m / 456 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		95
(81-91) B	84	
(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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