

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



17 Derwen Deg, Neath, Neath Port Talbot. SA10 7FP



**£190,000**

## Main Features

- NO ONWARDS CHAIN!
- Freehold
- Three Bedroom Property
- EPC - C
- Sought After Location
- Council Tax Band - C
- Off Road Parking
- Gas Central Heating
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

## General Information

Located in a desirable area of Bryncoch, Neath. This three bedroomed, semi-detached property offers a WC, lounge and kitchen to the ground floor and three bedrooms and bathroom to the first floor, also benefitting from off road parking to the front and an enclosed, private rear garden.

This property is conveniently located close to many local amenities such as Dwr-y-felin Comprehensive School, NPT college, Bryncoch Sizzler, The Dyffryn Arms, Blaenhonddan Primary School, Playing fields, a short drive to Neath Town Centre and also benefitting from easy access to the A465 and M4 corridor.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Entrance Hallway

Enter through a uPVC door, uPVC double glazed window to the side aspect carpeted flooring and radiator.

Doors to;

### W.C.

Comprising of a low level WC and a vanity wash hand basin. uPVC double glazed window to the front aspect, laminate flooring and radiator.

### Lounge

uPVC double glazed window to the front aspect, carpeted flooring, two radiators, feature fireplace with electric fire and stairs to the first floor.

Door to;

### Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC double glazed window to the rear aspect, plumbing in place for a washing machine, integrated cooker, gas hob with fan over, space for a fridge, under stairs storage cupboard, vinyl flooring, radiator, and uPVC French doors to access the rear garden.

## FIRST FLOOR

### Landing

uPVC double glazed window to the side aspect, carpeted flooring and access to the loft above.

Doors to;

### Bathroom

Comprising of a low level WC, vanity wash hand basin and a panelled bath with electric shower over. uPVC Frosted double glazed window to the rear aspect, vinyl flooring and part tiled walls.

### Bedroom Two

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

### Bedroom One

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

### Bedroom Three

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

## EXTERNALLY

### Gardens

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

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

### 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](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

### 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.

### Council Tax

Annually - £1877

### Viewings

Strictly By Appointment Only

### Utilities

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

**Current council tax banding** C

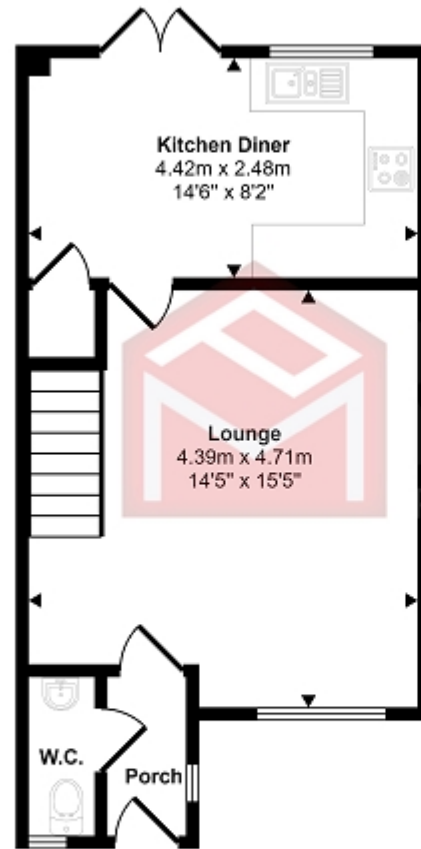
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold

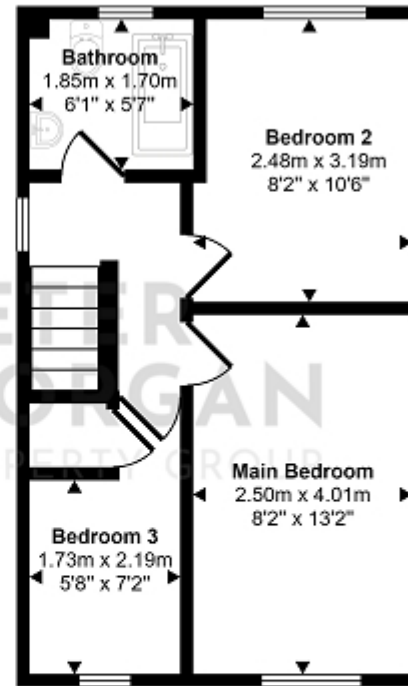




Approx Gross Internal Area  
67 sq m / 723 sq ft




Ground Floor  
Approx 35 sq m / 375 sq ft



First Floor  
Approx 32 sq m / 348 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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(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 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

## POSITIVELY MOVING

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