

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



14 Danygraig Road, Neath Abbey, Neath, Neath Port Talbot. SA10 7HA



**£220,000**



## Main Features

- NO ONWARDS CHAIN!
- Offers A Lot Of Potential
- Detached Property
- EPC - E
- Three Bedrooms
- Off Road Parking & Garage
- Two Reception Rooms
- Convenient Location
- Excellent Transport Links
- Need A Mortgage? We Can Help!

## General Information

Offering a lot of potential, this detached family home located within easy access to the A465. Offering two reception rooms, kitchen, WC to the ground floor and three bedrooms and bathroom to the first floor, also having off road parking to the rear and a garage.

Situated in a quiet area close to many local amenities such as Abbey Primary School, Tesco Superstore, within walking distance of Neath town centre and Skewen, Dwr-y-Felin Comprehensive School, NPT College, whilst also having 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, two electric radiators and stairs to the first floor.

Doors to;

### Lounge

uPVC double glazed Bay window, carpeted flooring, electric radiator and a feature fireplace with electric fire.

## Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, tiled walls, carpeted flooring, space for a free standing fridge freezer and cooker.

## W.C.

Comprising of a low level WC and wash hand basin. uPVC Frosted double glazed window to the side aspect and carpeted flooring.

## Dining Room

uPVC double glazed to the rear aspect, carpeted flooring, electric, radiator and feature fireplace with electric fire.

## FIRST FLOOR

### Landing

uPVC double glazed window to the side aspect, carpeted flooring, airing cupboard housing a water tank.

Doors to;

## Bathroom

Comprising of a low level WC, panelled bath and pedestal wash hand basin. uPVC frosted double glazed window, tiled walls and radiator.

## Bedroom Two

uPVC window to the rear aspect and carpeted flooring.

## Bedroom One

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

### Bedroom Three

uPVC window to the front aspect, carpeted flooring, electric radiator and access to the loft above.

### EXTERNALLY

#### Garage

Up and over door.  
Electric.

#### Gardens

A laid to lawn front garden with driveway and access to garage.

A levelled 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.

#### Viewings

Strictly By Appointment Only

#### Utilities

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

**Current council tax banding** D

**Current heating type** Electric

**Tenure (To be confirmed)** Freehold



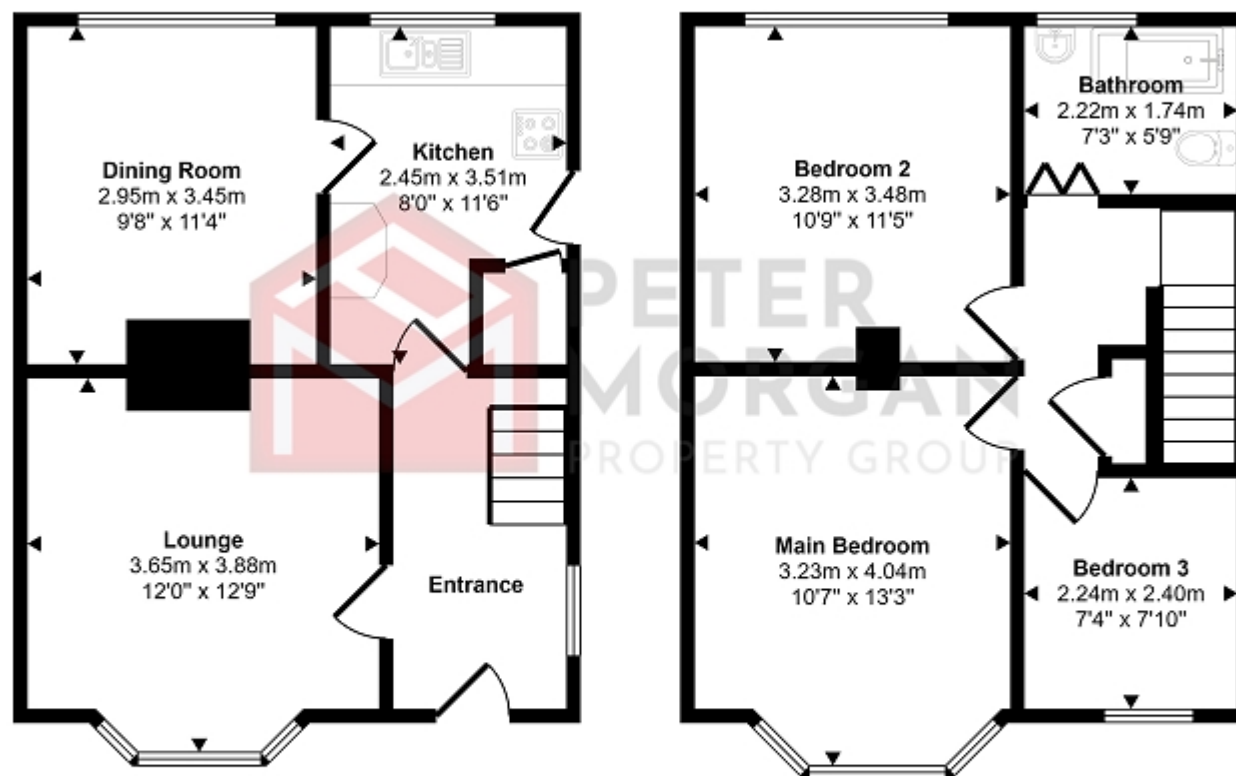








Approx Gross Internal Area  
81 sq m / 874 sq ft



Ground Floor  
Approx 40 sq m / 432 sq ft

First Floor  
Approx 41 sq m / 442 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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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**  
POSITIVELY MOVING

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