

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



Ty Gwyn Neath Road, Resolven, Neath, Neath Port Talbot. SA11 4AN



**Offers Over £410,000**

## Main Features

- Executive Detached Family Home
- Five Bedrooms
- EPC - B
- Open-Plan Lounge / Kitchen / Diner With Alexa Voice Control
- Integrated Larger-Than-Average Garage
- Home Office
- Utility Room
- Lean-To Storage Area
- Stunning Countryside Views
- Need A Mortgage? We Can Help!

## General Information

Peter Morgan Property Group are proud to present to the sales market this stunning one-of-a-kind detached five bed family home situated in the beautiful village of Resolven in the Neath Valley. Located a short distance from a number of local amenities including a primary school, selection of shops, bars & takeaways and a park. The property is a stones throw away from the renowned Melincourt waterfalls, Aberdulais waterfalls, selection of hiking / mountain biking trails and a range of water sports activities on the Neath canal. Also within a short commute of the nearest major town centre of Neath with its own train station, plenty of shops / restaurants & takeaways, Neath Port Talbot College, a comprehensive school and easy access to the M4 via the A465.

Built in 2009, this imposing family home enjoys an elevated position amongst a number of other executive detached homes overlooking the beautiful Neath Valley. The main features of this property include; block-paved driveway providing off-road parking for several vehicles and access to a garage & lean-to storage area (approx. 8m x 2m), home office, separate utility room, fifth bedroom currently used as a projector room, good-sized open-plan lounge / kitchen / diner area with Alexa voice control, sitting room with built-in media wall & French doors to rear, master bedroom with en-suite bathroom and a low maintenance enclosed rear garden split over two levels. This family home really needs to be seen to appreciate the stunning condition and location.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Hall

Double door to front, radiator, tiled flooring, staircase to first floor, spotlights and doors to;

### Bedroom Five

(14' 0" x 12' 7") or (4.27m x 3.84m)

Window to front, radiator, fitted carpet, spotlights and fitted projector screen.

### Office

(14' 0" x 7' 8") or (4.26m x 2.34m)

Window to side, radiator, fitted carpet and spotlights.

### W.C.

Window to side, radiator, laminate flooring, W.C and pedestal washbasin.

### Utility

(14' 1" x 7' 11") or (4.29m x 2.42m)

Window to side, radiator, laminate flooring, fitted with a range of wall & base units with granite worktops, composite sink & drainer unit with mixer tap and plumbing for washing machine.

### Garage

Larger than average garage with up & over garage door to front.

## FIRST FLOOR

### Landing

French doors leading to sit-out balcony, fitted carpet, radiator, staircase to second floor, spotlights, fitted storage cupboard and doors to;

## **Kitchen / Dining / Living Room**

(42' 8" x 17' 7") or (13.00m x 5.36m)

Window to front with countryside views, two radiators, two heated towel rails, French doors to rear, wood-effect laminate flooring, fitted with a range of black gloss wall & base units with granite work preparation surfaces over & splashbacks, separate island providing extra storage & work surfaces, sink & drainer unit with mixer tap, integrated dishwasher, induction hob with cooker hood over, two double ovens, built-in microwave & wine cooler, integrated fridge / freezer and spotlights.

## **Sitting/ Family Room**

(18' 9" x 15' 9") or (5.72m x 4.81m)

French doors to rear, two radiators, fitted carpet, spotlights and media wall with wooden (sourced locally) feature alcoves.

## **W.C.**

Window to side, radiator, tiled flooring, W.C and pedestal washbasin.

## **Bedroom Four**

(16' 1" x 14' 1") or (4.90m x 4.30m)

Window to front with countryside views, radiator, fitted carpet, fitted storage cupboard and access to;

## **En-Suite Bathroom**

Window to side, tiled flooring, W.C. pedestal washbasin and p-shaped bath.

## **SECOND FLOOR**

### **Landing**

Skylight to front, radiator, fitted carpet, spotlights, storage space in eaves and doors to;

### **Master Bedroom**

Window to front with countryside views, radiator, fitted carpet and access to;

## **En-Suite Bathroom**

Skylight to rear, solid wood flooring, radiator, twin wash hand basin & fitted mirrors, shower enclosure with rainforest shower head & hand held shower, fully tiled walls and modern standalone bathtub with separate tap.

## **Bedroom Two**

(16' 11" Max x 15' 2" Max) or (5.16m Max x 4.63m Max)

Window to front with countryside views, radiator, wood-effect laminate flooring and access to Jack & Jill bathroom.

## **Jack and Jill En-Suite**

Window to side, wood-effect laminate flooring, radiator, W.C, pedestal washbasin, panelled bath with shower over & shower screen.

## **Bedroom Three**

(14' 4" x 12' 7") or (4.37m x 3.83m)

Skylight to rear, radiator, wood-effect laminate flooring, loft access hatch, fitted storage cupboard and access to Jack & Jill en-suite bathroom.

## **EXTERNAL**

Block-paved driveway to front providing off-road parking for several vehicles, access to garage and lean-to storage area. To the rear is an enclosed garden split over two levels both with artificial turf, external power source and lighting. Countryside views can be enjoyed from the upper level of the garden.

## **Gardens**

A front driveway offering ample off road parking.

An enclosed rear garden astro turf laid with steps leading to the further garden boasting mountain views.

**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.

**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)

**Viewings**

Strictly By Appointment Only

**Utilities**

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

**Current council tax banding** F


**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	86
(69-80) <b>C</b>		
(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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