

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



18 Dulais Drive, Aberdulais, Neath, Neath Port Talbot. SA10 8HB



£220,000

Main Features

- Immaculately Presented Throughout
- Freehold
- EPC - TBC
- Semi-Detached Family Home
- Off Road Parking
- Council Tax Band - B
- Friendly Village Location
- Enclosed Rear Garden with Out House & Garage
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

Popular & sought after location, this semi detached family home, located in a desirable village, Aberdulais. Comprising of a welcoming hallway, open plan lounge and dining room, kitchen with additional entertaining area. Upstairs are three bedrooms and modern family bathroom. Externally offers a driveway and garage ,rear enclosed garden with a Brick built office / studio space . Situated close to local amenities whilst also having easy access to Neath Town Centre, A465 and the M4 corridor.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

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

Door to;

Lounge

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

Dining Room

uPVC double glazed French doors to access the rear garden, wooden flooring and radiator.

Door to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset ceramic sink with mixer tap. uPVC double glazed window to the side aspect, integrated dishwasher and fridge freezer, electric oven , electric hob with fan over and tiled flooring.

Office

uPVC double glazed window to the side aspect, tiled 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 shower over. uPVC double glazed window to the rear aspect, part tiled walls, vertical radiator, storage cupboard and tiled flooring.

Bedroom Two

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

Bedroom One

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

Bedroom Three

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

Attic Space

Fully boarded loft with Velux windows.

EXTERNALLY

Gardens

A front garden with decorative stone and a driveway offering off road parking and access to the garage.

A rear garden with decking area and laid Astroturf, access to the garage and outbuilding.

Garage

Up and over door, electric and plumbing for washing machine.

Study

Brick built with electric.

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)

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 gas, mains drainage (Services not tested)

Current council tax banding B

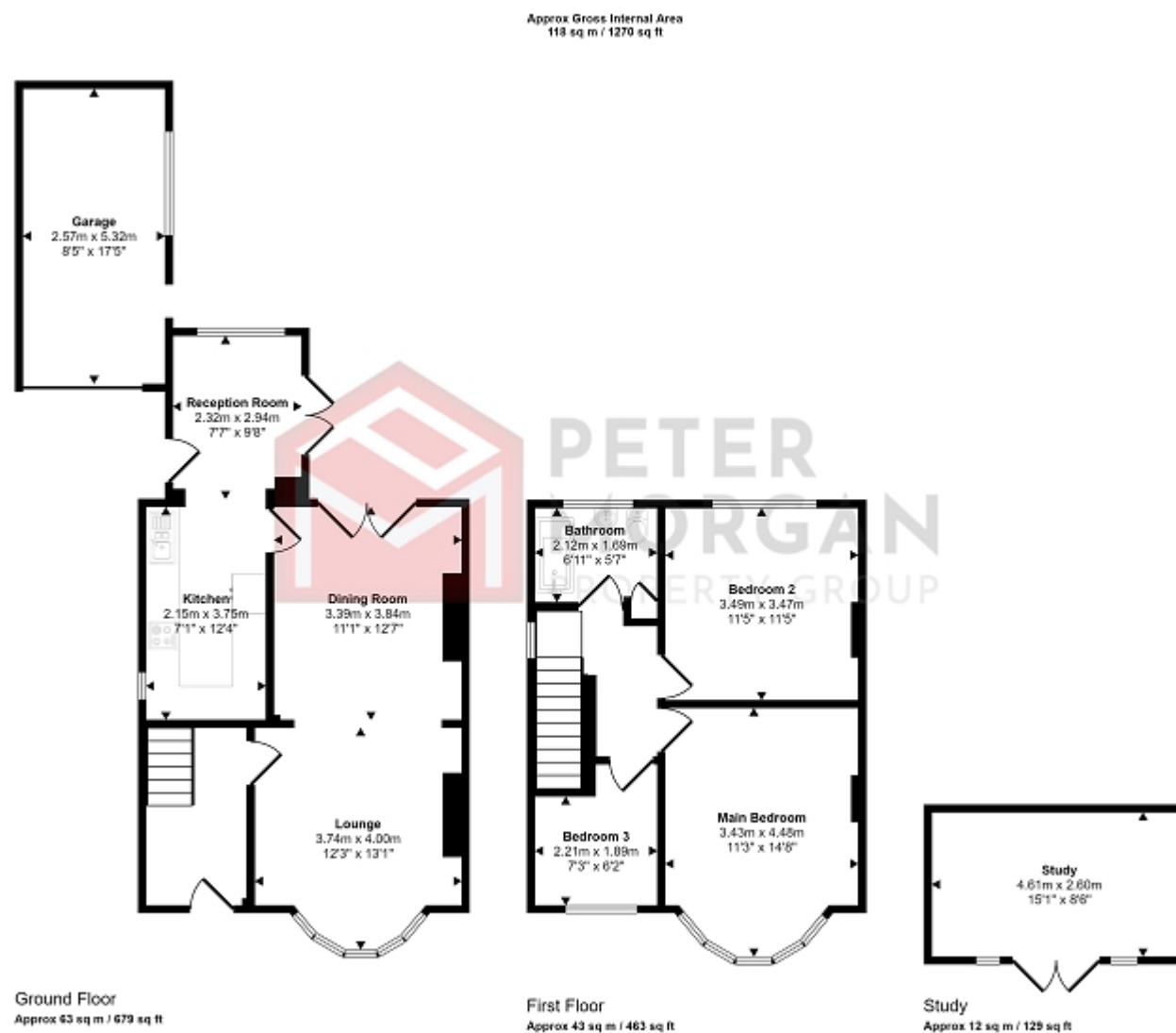
Current heating type Gas

Tenure (To be confirmed) Freehold









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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.



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