

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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PETER MORGAN

2 Rhyd Y Pennau, Neath, Neath Port Talbot. SA10 7RD



£200,000

## Main Features

- NO ONWARDS CHAIN
- Semi Detached Family Home
- Freehold
- EPC - TBC
- Council Tax Band - C
- Front Door Fitted 2023 With Warranty
- Combi Boiler Installed April 2021
- Garage & Driveway
- Peaceful Location
- Need A Mortgage? We Can Help!

## General Information

With no onwards chain, this well presented property located in a desirable location of Waunceirch. This family home comprises of a lounge, dining room and kitchen to the ground floor, three bedrooms and shower room to the first floor, also benefitting from off road parking, a garage and an enclosed rear garden boasting a pleasant woodland view to the rear.

Situated within a short commute to the local 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 corridor. The property is also a short walk from Dyffryn Woods (one of the largest ancient woodland sites in Wales) which clings to the side of the Mynydd Drumau, providing breath-taking views over the valley & coast from the top.

Please visit our new and improved site for more information!

## GROUND FLOOR

### Hallway

Enter through a uPVC door, radiator and carpeted flooring.  
Doors to;

### W.C.

Comprising of a low level WC and corner wash hand basin. uPVC frosted double glazed window to the front aspect, wood effect laminate flooring, radiator, part tiled walls and a fitted alarm system.

### Lounge

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

### Dining Room

Carpeted flooring, radiator and uPVC French doors to access the rear garden.

### 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, double oven, space for fridge freezer, 'Hotpoint' ceramic hob, two radiators, plumbing in place for washing machine, part tiled walls and door to access the rear garden.

Door to;

### Garage

Electric roller garage door with two remote controls  
, concrete flooring, loft access hatch, wall-mounted combi boiler serving domestic hot water and gas central heating.

## FIRST FLOOR

### Landing

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

Doors to;

### **Bedroom One**

Window to the front aspect, radiator, carpeted flooring and fitted wardrobes.

### **Bedroom Two**

Window to the rear aspect, radiator and carpeted flooring.

### **Bedroom Three**

Window to the front aspect, radiator, carpeted flooring and fitted wardrobe.

### **Bathroom**

Comprising of a low level WC, wash hand basin and shower cubicle. Frosted window to the rear aspect, heated towel rail, wood effect laminate flooring, tiled walls and shaver point.

## **EXTERNALLY**

### **Gardens**

A front driveway providing off-road parking & access to garage, lawned area with decorative stone surround and range of plants / shrubs.

A rear low maintenance, enclosed rear garden with non slip concrete slabs, outside tap, side access gate, decorative stone areas with range of plants & trees and pleasant woodland view to the rear which backs onto a public footpath and grazing land.

### **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 gas, mains drainage (services not tested)

**Current council tax banding** C

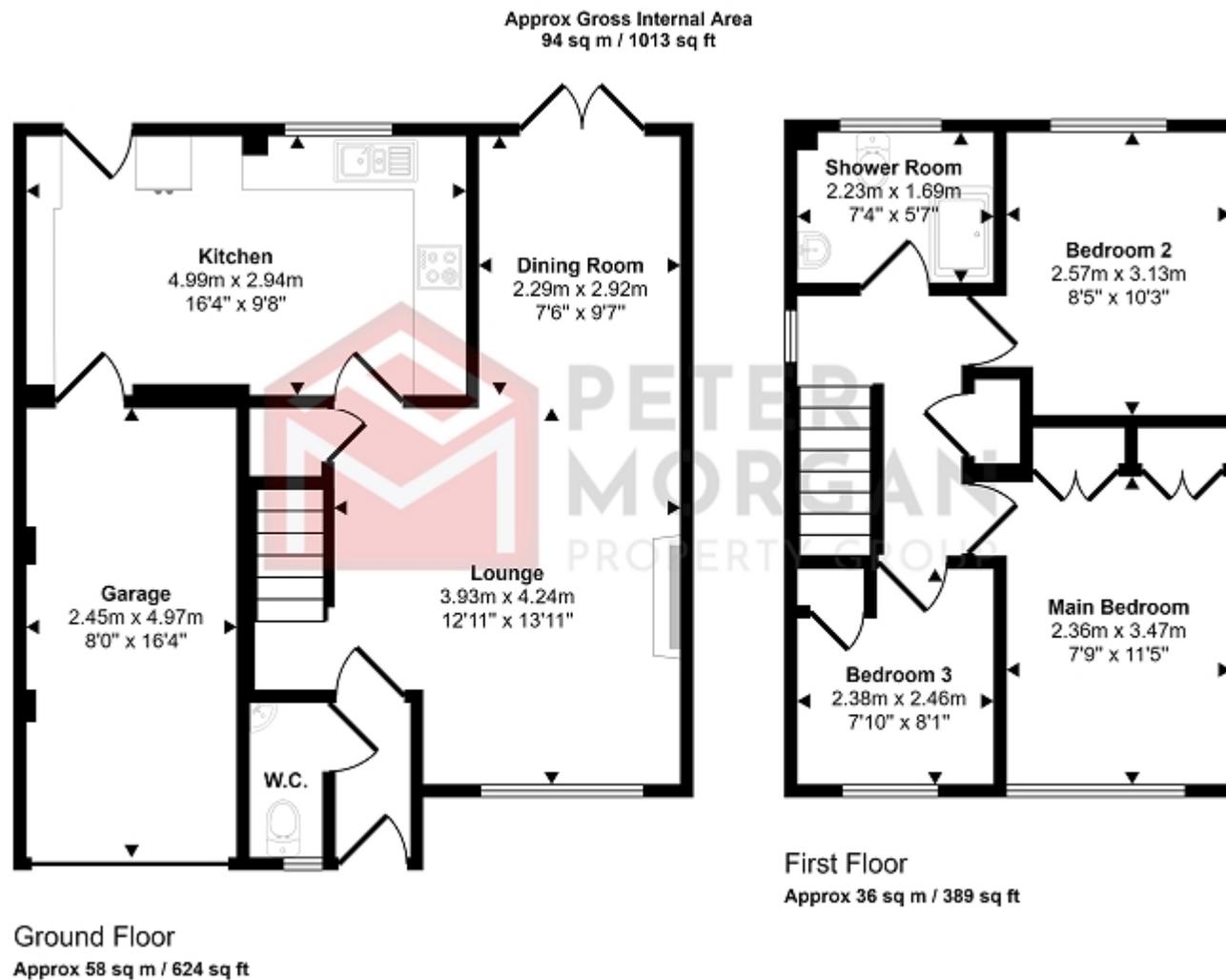
**Current heating type** Gas

**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
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<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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