

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



69 Lle Crymlyn, Llandarcy, Neath. SA10 6FZ



£245,000

Main Features

- Immaculately Presented
- Sought-after Location
- Three-Storey Property
- Freehold
- EPC - B
- Four Bedrooms
- Enclosed Rear Garden
- Council Tax Band - D
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

This attractive property is the perfect family home, offering over three floors is a WC, kitchen diner and lounge with patio doors to the ground floor, three bedrooms and family bathroom to the first floor and a master bedroom with its own En-suite to the second floor, also benefitting from an enclosed rear garden boasting artificial grass and access to the rear parking.

Situated in a popular residential area, having a near by park, local amenities and easy access to the A465 and the M4 corridor. An early viewing is recommended as we expect a high volume of interest.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Wooden effect laminate flooring and radiator.
Doors to;

W.C.

Comprising of a low level WC and pedestal wash hand basin.

Lounge

uPVC double glazed window to the rear aspect, wood effect laminate flooring and patio doors to access the rear garden.

Kitchen

Appointed with a range of matching black wall and base units with work tops over and an inset sink with feature tap. uPVC double glazed Bay window to the front aspect, integrated cooker, gas hob with fan over, space for a fridge freezer and laminate flooring.

Landing

Carpeted flooring, fitted storage cupboards and stairs to second floor.
Doors to;

Bathroom

Comprising of a low level WC, wash hand basin and a panelled bath with shower over. uPVC double glazed frosted window to the front aspect and tile-effect laminate flooring.

Bedroom Two

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

Bedroom Three

uPVC double glazed window to the rear aspect, radiator and wood-effect laminate flooring,

Bedroom Four / Office

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

SECOND FLOOR

Master Bedroom

Skylight to the rear aspect, uPVC double glazed window to the front aspect, two radiators, carpeted flooring, access to the loft above, fitted storage cupboard and door to:

En Suite

Comprising of a low level WC, shower cubicle and wash hand basin. Frosted uPVC double glazed window to the rear aspect, tile-effect laminate flooring and heated towel rail.

EXTERNALLY

Gardens

Enclosed rear garden patio laid with astro turf area and access to rear parking.

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)

Service Charge

Please note there is a service charge for £96 every 6 months, along with additional costs.

Viewings

Strictly By Appointment Only

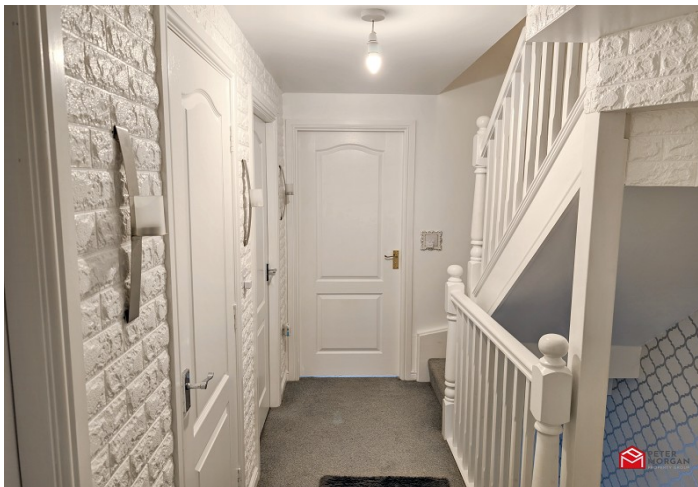
Utilities

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

Current council tax banding D

Current heating type Gas


Tenure (To be confirmed) Freehold









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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