

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



48 Park Avenue, Glynneath, Neath, Neath Port Talbot. SA11 5DR



**£360,000**

## Main Features

- Detached Dormer Bunaglow
- Under Floor Heating Throughout
- Freehold
- Three Double Bedrooms With En-Suites
- Garage To Rear
- EPC - A
- Council Tax Band - E
- Air Source Heat Pump & Solar Panels
- Village Location
- Need A Mortgage? We Can Help!

## General Information

A fantastic opportunity to purchase this detached dormer bungalow, with no onwads chain, having been renovated throughout to a high standard. The property comprises of a lounge, modern kitchen diner with Bi-fold doors, WC and double bedroom with En-suite to the ground floor, two double bedrooms with En-suite's to the first floor, also benefitting from underfloor heating throughout the property, off road parking and garage.

Located in the heart of a friendly village, Glynneath, close to Sgwd Gwladys Waterfalls, The Old White Horse, The Angel, Spring Valley Lakes, local shops, Tesco Express, Glynneath Football and Rugby Club, whilst having easy access to the A465 and M4 corridor.

A viewing is highly recommended as we expect a high number of interest.

## GROUND FLOOR

### Lounge

uPVC double glazed Bay window to front aspect, inset ceiling spotlights and tiled flooring with under floor heating.

### Bedroom One

uPVC double glazed window to front aspect, inset ceiling spotlights, storage cupboard and tiled flooring with under under floor heating. Door to;

### En Suite

Comprising of a low level WC, shower cubicle and wash hand basin. uPVC double glazed window, tiled flooring with under floor heating and inset ceiling spotlights.

### W.C.

Comprising of a low level WC and vanity wash hand basin. Tiled flooring with under floor heating.

### Kitchen / Dining Room

Appointed with a range of matching wall and base units with marble effect work tops over and belfast sink with tap. uPVC double glazed window to rear aspect, integrated oven, integrated microwave, inset ceiling spotlights, tiled flooring with under floor heating and Bi-fold doors to access the rear garden.

### Utility

Plumbing for washing machine, space for tumble dryer, tiled flooring with under floor heating.

## FIRST FLOOR

### Bedroom Two

UPVC double glazed window to front aspect, inset ceiling spotlights and tiled flooring with under floor heating.

Door to;

### En Suite

Comprising of a low level WC, vanity wash hand basin and shower cubicle. Tiled flooring with under floor heating and inset ceiling spotlights.

### Bedroom Three

uPVC double glazed window to rear aspect, inset ceiling spotlights and tiled flooring with under under floor heating.

Doors to;

### **En Suite**

Comprising of a low level WC, vanity wash hand basin and shower cubicle. Tiled flooring with under floor heating and inset ceiling spotlights.

### **EXTERNALLY**

#### **Gardens**

Decorative stoned patio and off road parking to the front.

Enclosed rear garden with patio leading to decorative stones. Access to outhouse and garage.

#### **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 (service not tested)

**Current council tax banding** E

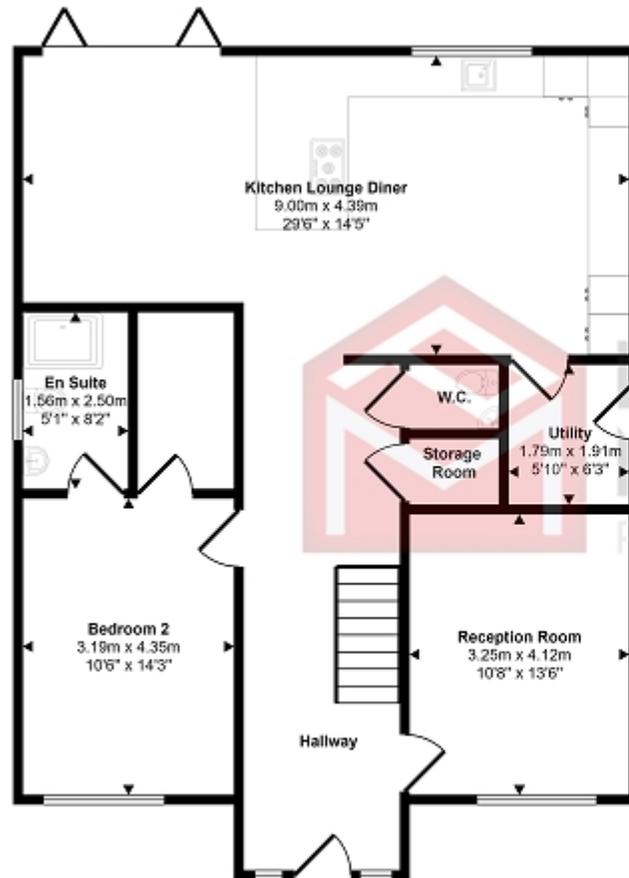
**Current heating type** Electric

**Tenure (To be confirmed)** Freehold



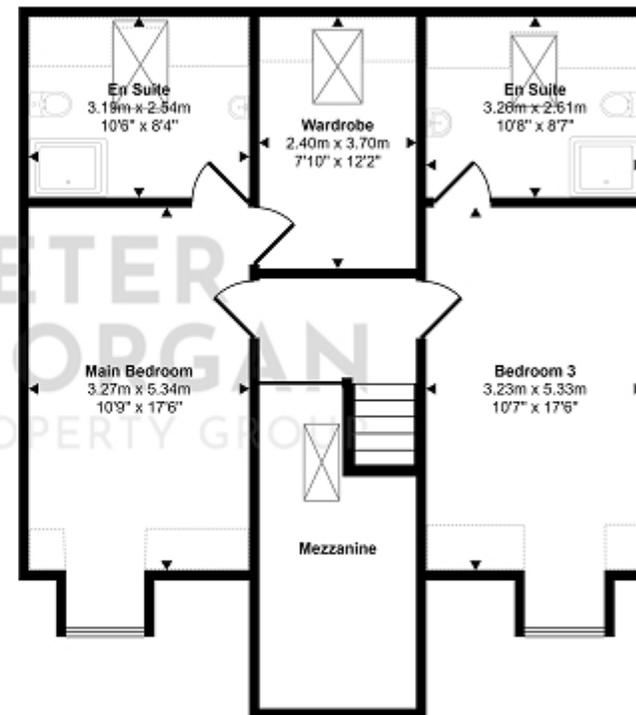


Approx Gross Internal Area  
169 sq m / 1820 sq ft



Ground Floor  
Approx 100 sq m / 1072 sq ft

□ Denotes head height below 1.5m



First Floor  
Approx 70 sq m / 748 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>	95	96
(81-91) <b>B</b>		
(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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# PETER MORGAN

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