



2021  
WALES  
SALES  
GOLD WINNER  
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PETER MORGAN

**4 Crown Way, Llandarcy, Neath, Neath Port Talbot. SA10 6FE**

**Offers Over £340,000**

### **Main Features**

- Detached Town House
- Four Bedrooms & Three En-Suites
- Popular Residential Development
- Freehold
- EPC - C
- Conservatory To The Rear
- Driveway & Detached Garage
- Three Storey's
- Easy Access To The M4
- Need A Mortgage? We Can Help!

### **General Information**

This attractive property offers versatile accommodation over three floors having a WC, lounge, kitchen diner and conservatory to the ground floor, two bedrooms, En-suite and family bathroom to the first floor and two double bedrooms with En-suite's to the second floor, not forgetting a low maintenance rear garden with Astro-turf and a driveway with EV charger and double garage.

Set on a popular family development, conveniently having easy transport links, easy access to the M4 corridor and close to David Lloyds Gym Harvester, Llandarcy Park and many more.

Please visit our new and improved website for more information!

### **GROUND FLOOR**

#### **Hallway**

Radiator, carpeted flooring, staircase to first floor with fitted storage underneath.

Doors to;

#### **Lounge**

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

### **W.C.**

Comprising of a low WC and wash hand basin. uPVC double glazed Frosted window to the side aspect, radiator and tile-effect laminate flooring.

### **Kitchen**

A modern kitchen appointed with a range of matching wall and base units with Quartz work tops over and an inset sink with a hot and cold filter water tap. uPVC double glazed window to the rear aspect, kitchen island with quartz work tops over providing extra storage & worktop space, integrated appliances including dishwasher, washing machine and cooker, space for an American fridge freezer, radiator, vertical radiator, tile-effect laminate flooring, induction hob with cooker hood, inset ceiling spotlights and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

### **Conservatory**

uPVC double glazed window surround, tile-effect vinyl flooring with electric underfloor heating, radiator and double patio doors to access the rear garden.

### **FIRST FLOOR**

#### **Landing**

uPVC double glazed window to front aspect, radiator, carpeted flooring and staircase to second floor.

Doors to;

#### **Bedroom Three**

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

Door to;



### **En Suite**

Comprising of a low level WC, shower cubicle and wash hand basin with tiled splash back. Radiator and tiled flooring.

### **Bedroom Four**

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

### **Family Bathroom**

Comprising of a low level WC, pedestal wash hand basin and bath with shower over and shower screen. uPVC double glazed Frosted window to the rear aspect, radiator, shaver point, extractor fan and tiled flooring.

## **SECOND FLOOR**

### **Landing**

uPVC double glazed window the side aspect, radiator, carpeted flooring, access to the loft above and a cupboard housing a water tank.

Doors to;

### **Master Bedroom**

Dual uPVC double glazed windows to front aspect, radiator, carpeted flooring and fitted wardrobe.

Door to;

### **En Suite**

Comprising of a low level WC, walk in shower and a double wash hand basin. uPVC double glazed window to the side aspect, radiator and tiled flooring.

### **Bedroom Two**

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

Door to;

### **En Suite**

Comprising of a low level WC, shower cubicle and wash hand basin. uPVC double glazed window to the rear aspect, radiator and tiled flooring.

## **EXTERNALLY**

### **Gardens**

A front garden having artificial grass, EV charger point, driveway providing off-road parking, access to garage and front of property.

An enclosed rear garden having artificial grass, outside power supply, access to garage and side access lane.

### **Garage**

Up and over door and power supply.

### **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)

### **Service Charge**

£7.50 per calendar month

### **Viewings**

Strictly By Appointment Only

### **Utilities**

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

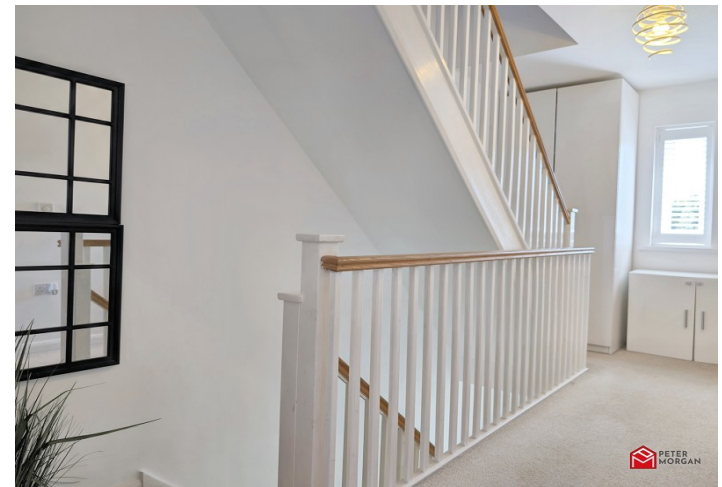
**Current council tax banding** E

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold



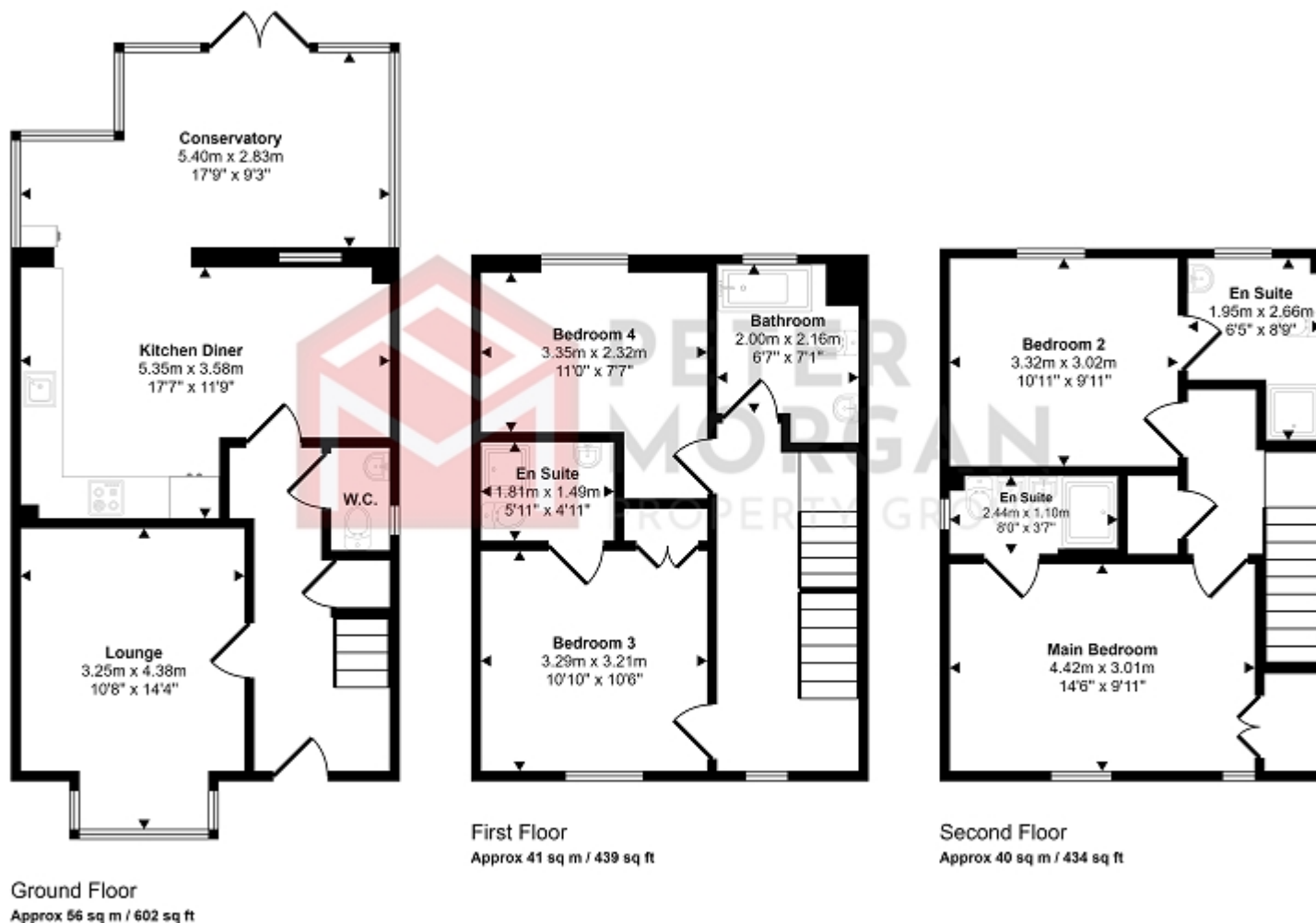








Approx Gross Internal Area  
137 sq m / 1474 sq ft




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.

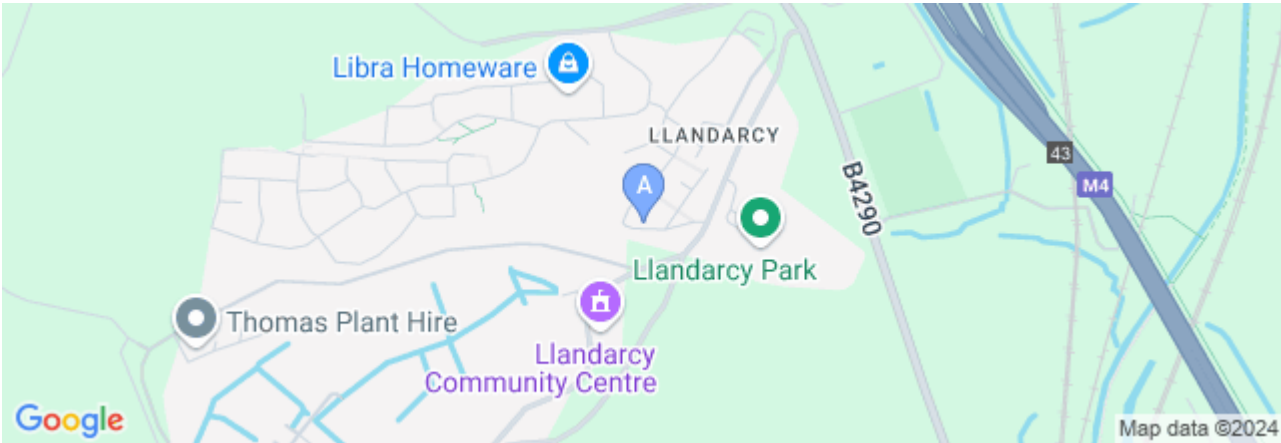




4 Crown Way, Llandarcy, Neath, Neath Port Talbot. SA10 6FE

| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92+) <b>A</b>                              |         | 86  |
| (81-91) <b>B</b>                            |         |   |
| (69-80) <b>C</b>                            | 77      |   |
| (55-68) <b>D</b>                            |         |   |
| (39-54) <b>E</b>                            |         |   |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| 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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|--|--|---|--|---|---|---|--|



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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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