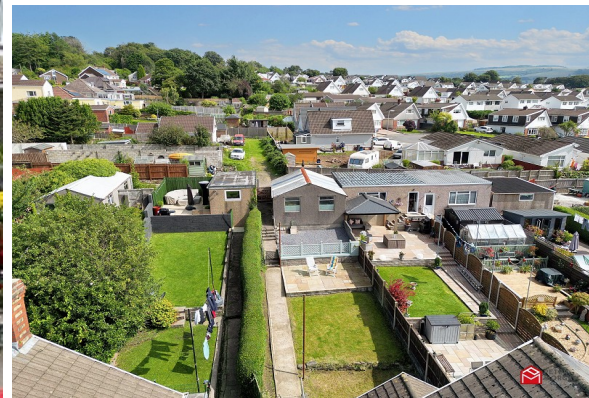


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PETER MORGAN

**53 Penywern Road, Neath, Neath Port Talbot. SA10 7AR**

**£250,000**

### **Main Features**

- Sought After Location
- Semi-Detached Family Home
- Three Bedrooms
- Bathroom To Ground Floor & First Floor WC
- Freehold
- Garage & Off Road Parking To Rear
- EPC - D
- Council Tax Band - D
- Gas Central Heating
- Need A Mortgage? We Can Help!

### **General Information**

This semi-detached family home features three bedrooms, a ground-floor bathroom and an additional WC to the first floor. It includes a open plan reception room and offers gas central heating throughout. Notably, the house benefits from double glazing and is part of a smart residential area.

Externally, the property boasts a garage and off-road parking available at the rear, providing convenient access. The surrounding area is characterized by well-maintained gardens and green spaces, enhancing the outdoor living experience. The EPC rating is D, and Council Tax Band D.

Nearby amenities include Post Office/ Convenience store also a local Public house and Take away restaurants in the nearby vicinity. For everyday shopping needs, a convenience store is in close proximity, while a meal takeaway is also available, providing additional dining options for residents. The location benefits from a blend of urban conveniences and tranquil surroundings, ideal for families. The property also has excellent transport links and provides easy access to the A465.

### **GROUND FLOOR**

#### **Hallway**

uPVC door to front, radiator, carpeted flooring and staircase to first floor.

#### **Lounge**

Double glazed Bay window to front aspect boasting a great outlook, window to rear, two radiators, carpeted flooring, fitted storage cupboard under stairs and feature fireplace with gas fire.

#### **Kitchen**

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window to side aspect, oven with gas hob and hood over, space for fridge freezer, plumbing in place for washing machine and lino flooring.

#### **Rear Hallway**

Lino flooring and part tiled walls  
Door to;

#### **Porch**

uPVC double glazed window to side aspect, window surround, lino flooring and space for tumble dryer.

#### **W.C.**

Comprising of a low level WC and wall mounted wash basin. Frosted double glazed window to rear aspect, radiator and tiled flooring.

#### **Bathroom**

Comprising of a corner bath with shower over and wash hand basin. Frosted uPVC double glazed window to rear aspect, radiator, lino flooring and fitted storage cupboard housing combi boiler serving domestic hot water and gas central heating.

### **FIRST FLOOR**

## Landing

Carpeted flooring and access to the loft above.

Doors to;

## Bedroom One

Dual uPVC double glazed windows to front aspect boasting fantastic views, radiator and carpeted flooring.

## Bedroom Two

uPVC double glazed window to rear aspect, radiator, carpeted flooring and fitted wardrobes with mirrored sliding doors.

## Bedroom Three

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

## W.C.

Comprising of a low level WC and wall mounted wash hand basin. Radiator and lino flooring.

## EXTERNALLY

### Gardens

A rear garden with patio area with steps up to lawned area, further patio area, decorative stone area and access to garage with rear access to lane.

## 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 gas, mains drainage (Services not tested)

**Current council tax banding**

D

**Current heating type**

Gas

**Tenure (To be confirmed)**

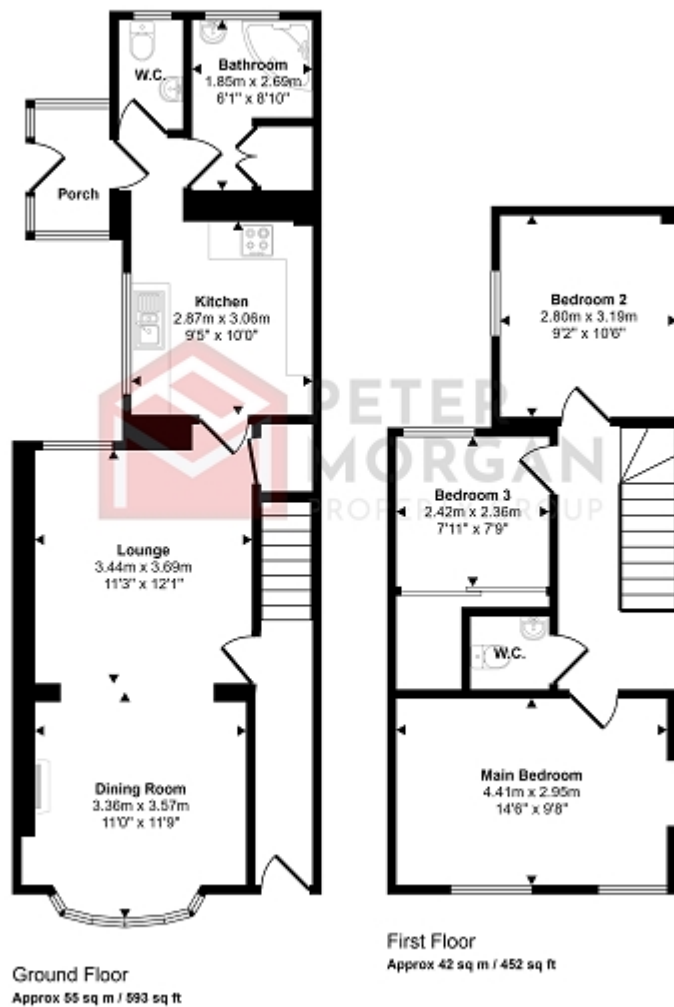
Freehold








Approx Gross Internal Area  
87 sq m / 1044 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.

# 53 Penywn Road, Neath, Neath Port Talbot. SA10 7AR

| Energy Efficiency Rating                           |                         |   |
|--|-------------------------|---|
|  | Current                 | Potential   |
| <i>Very energy efficient - lower running costs</i> |                         |   |
| (92+) <b>A</b>                                     |                         |   |
| (81-91) <b>B</b>                                   |                         | 84  |
| (69-80) <b>C</b>                                   |                         |   |
| (55-68) <b>D</b>                                   | 63                      |   |
| (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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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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