

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



PETER MORGAN

85 Glannant Way, Neath, Neath Port Talbot. SA11 3YW

£300,000

Main Features

- Immaculately Presented Throughout
- Detached Three Bedroom Property
- Village Location
- Off Road Parking
- Freehold
- Solar Panels
- Shower Rooms to Ground & First Floor
- Enclosed Rear Garden With Summerhouse
- Gas Central Heating / EPC - D
- Need A Mortgage? We Can Help!

General Information

Welcome to this immaculately presented three-bedroom detached house, located in a charming village setting. This stunning property features two reception rooms, providing ample space for relaxation and entertainment. The house is complemented by two bathrooms, including shower rooms located on both the ground and first floors, ensuring convenience for all occupants.

The exterior of the property boasts off-road parking, a distinct advantage in the area. The enclosed rear garden is designed for privacy and includes a summerhouse, making it ideal for outdoor activities or simply enjoying the peaceful surroundings.

Nearby, you'll find various convenience stores for everyday necessities, as well as takeaway options for dining out, Cefn Season School, Cimla Primary School, ensuring that families have access to essential services, also having easy access to the A465 and M4 corridor.

Overall, this property combines modern living with a tranquil village atmosphere, making it a desirable home for families and individuals alike. Don't miss the opportunity to explore the potential this house presents in a fantastic location.

GROUND FLOOR

Hallway

uPVC front door with window surround, staircase to first floor with storage cupboard underneath, radiator and wood-effect laminate flooring. Door to;

Lounge

uPVC double glazed window to front aspect, two radiators, double patio doors to rear, wood-effect laminate flooring and feature fireplace with electric fire.

Kitchen

A modern kitchen appointed with a range of matching wall and base units with work tops over and inset composite with mixer tap. uPVC double glazed window to side aspect, ceramic hob with cooker hood over, integrated double oven, integrated washing machine, integrated dishwasher, integrated wine cooler, vertical radiator and tile effect laminate flooring.

Utility Area

uPVC door to side, tile-effect laminate flooring and access to loft above.

Wet Room

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

FIRST FLOOR

Landing

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

Bedroom One

uPVC double glazed window to front aspect, carpeted flooring, fitted air con unit, radiator and spotlights.

Bedroom Two

uPVC double glazed window to rear aspect, carpeted flooring, radiator and fitted storage cupboard housing boiler serving domestic hot water and gas central heating.

Bedroom Three

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

Shower Room

Comprising of a low level WC, vanity wash hand basin and walk in shower. uPVC double glazed Frosted window to rear & side aspect, radiator, tiled flooring, part tiled walls, spotlights and extractor fan.

EXTERNALLY

Gardens

Driveway for several vehicles, artificial turf area and access to garage.

Enclosed rear garden with steps leading to artificial turf area with mature plum tree & surrounded by a range of mature bushes / shrubbery, outside power supply, side gate, side door to garage, decked area with summerhouse currently being used as a home bar and a second decked area currently housing a hot tub.

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)

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)

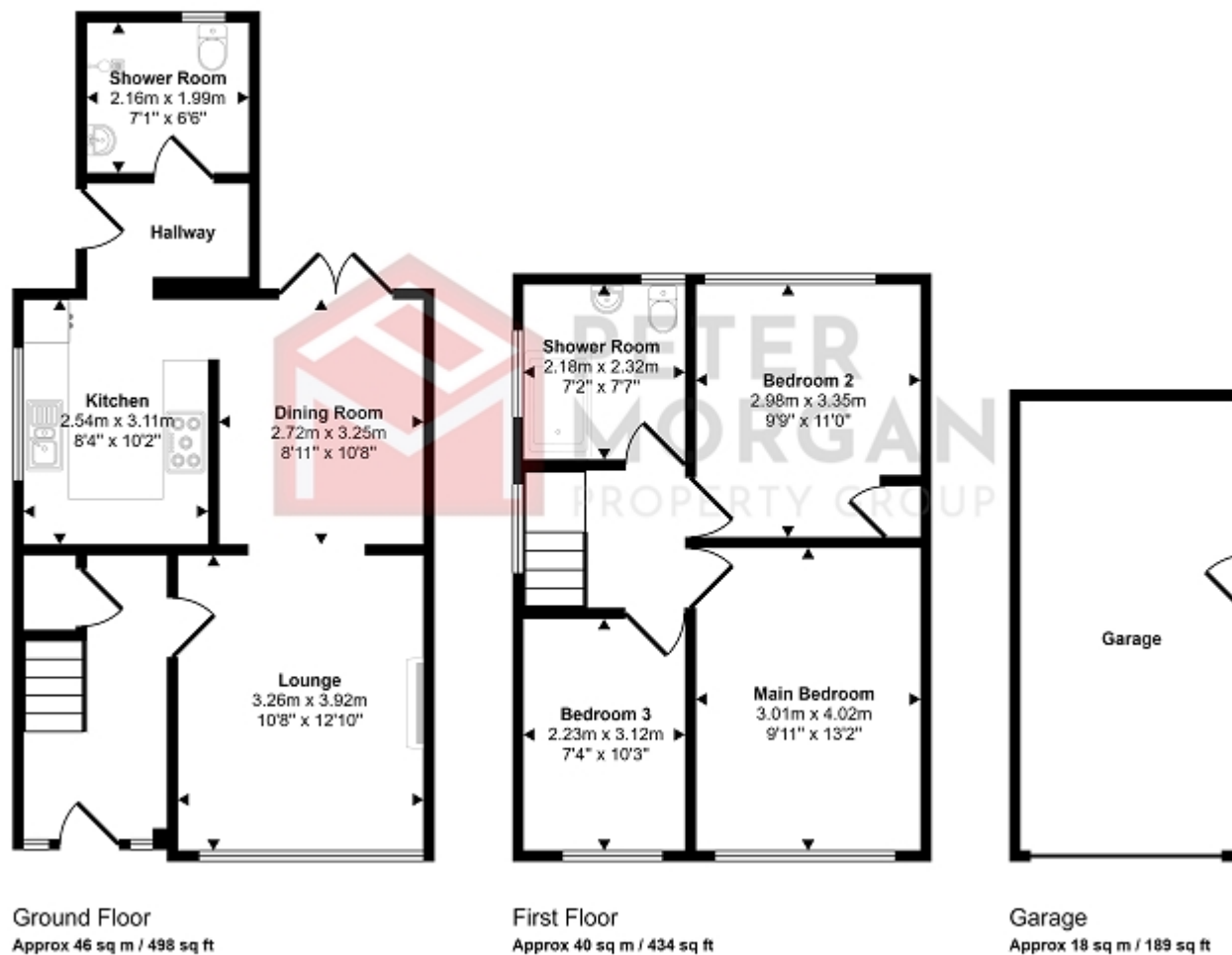
Freehold







Approx Gross Internal Area
104 sq m / 1121 sq ft



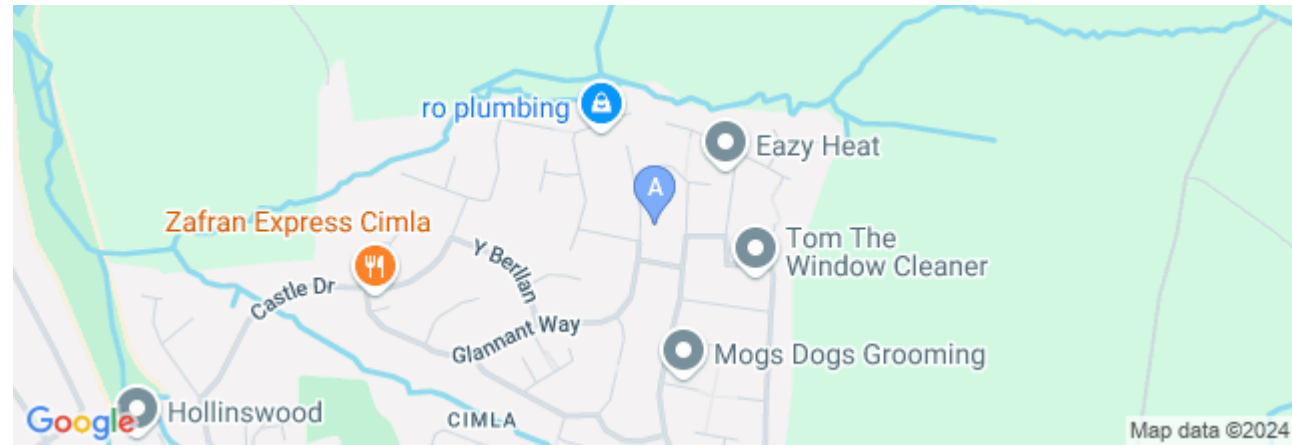
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(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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