

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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Lettings & Financial

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PETER MORGAN

37 Ynys Y Nos, Glynneath, Neath, Neath Port Talbot. SA11 5LS

£380,000

Main Features

- Detached Family Home
- Popular Village Location
- Freehold
- Three Storey's
- Driveway & Garage
- Six Bedrooms
- EPC - TBC
- Easy Access To A465
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

This detached family home features six bedrooms and is located in a popular village setting, providing a spacious living environment across three storeys. The property is set on a generous plot with a driveway and garage for parking. The exterior features well-structured landscaping with laid to lawn areas and wooden fencing, indicating a suitable space for outdoor activities or gardening, there is also a private deck area that connects to the backyard, providing a transition between indoor and outdoor living.

In addition to its residential advantages, the property is conveniently located near recreational opportunities such as a local playground, ideal for families and children. This proximity to green spaces enhances the community feel, making it easier for residents to engage in outdoor activities.

Close to many local amenities such as Sgwd Gwladys, The Old White Horse, The Angel inn, Glynneath RFC and football club, Glynneath Surgery, local shops, leisure centre, Cwmnedd Primary School, Ysgol Gynradd, a variety of country/ water falls walks, mountain biked trails, excellent transport links and whilst also having easy access to the A465 and M4 corridor.

GROUND FLOOR

Living Room

uPVC double glazed Bay window, wood-effect flooring, feature fireplace, radiator and access to kitchen.

Kitchen/Diner

Appointed with a range of matching wall and base units with wok tops over and inset stainless steel sink with mixer tap. uPVC double glazed window, integrated oven, plumbing in place for washing machine, integrated cooker, gas hob with fan over, wood-effect flooring, inset ceiling lights and Worcester Combi boiler serving domestic hot water and gas central heating.

W.C.

Comprising of a WC and wash hand basin. uPVC double glazed window to side aspect, wood-effect flooring and radiator.

FIRST FLOOR

Landing

Doors to;

Bedroom One

uPVC double glazed window to front aspect, wood-effect flooring, radiator and access to;

En Suite

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

Bedroom Four

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

Bedroom Five

uPVC double glazed window to rear aspect, wood-effect flooring, radiator and access storage shelves.

Bedroom Six

uPVC double glazed window to front aspect, wood-effect flooring and radiator.

Bathroom

Comprising of a low level WC, wash hand basin and panelled bath. uPVC double glazed window to side aspect and radiator.

SECOND FLOOR

Bedroom Two

uPVC double glazed window to rear aspect, radiator, access storage, one Velux window.

Door to;

En Suite

Comprising of a low level WC, wash hand basin and shower cubicle.

Bedroom Three

uPVC double glazed window to rear aspect, radiator and inset ceiling spotlights.

Gardens

Patio area, laid to lawn area and driveway offering off road parking.

Enclosure rear garden with decking, laid to lawn area and access to 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 (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, mains gas (Services not tested)

Current council tax banding

D

Current heating type

Gas

Tenure (To be confirmed)

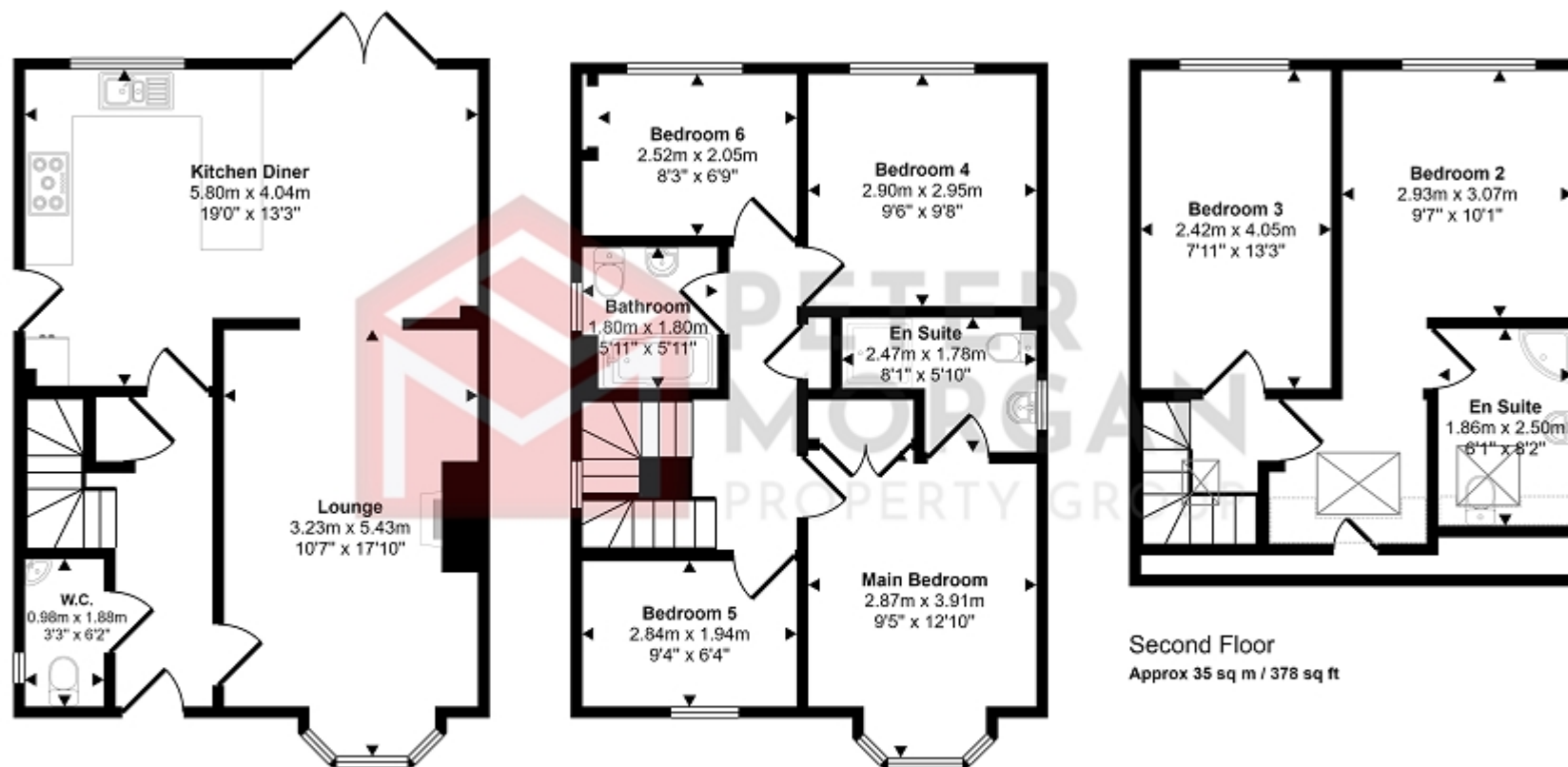
Freehold







Approx Gross Internal Area
131 sq m / 1412 sq ft



Ground Floor
Approx 48 sq m / 514 sq ft

First Floor
Approx 48 sq m / 519 sq ft

Second Floor
Approx 35 sq m / 378 sq ft

☐ Denotes head height below 1.5m

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		86
(69-80) C	78	
(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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