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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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PETER MORGAN

**9 Heol Pen Y Coed, Neath, Neath Port Talbot. SA11 3SP**

**£275,000**

## 9 Heol Pen Y Coed, Neath, Neath Port Talbot. SA11 3SP

### Main Features

- Detached Bungalow
- Desirable Location
- Freehold
- Off Road Parking & Garage
- EPC - TBC
- Three Bedrooms
- Enclosed Garden With Summer House
- Well Maintained Throughout
- Council Tax Band - D
- Need A Mortgage? We Can Help!

### General Information

Welcome to this charming detached bungalow, set in a desirable location with an inviting and well-maintained exterior. The property features three bedrooms, a well-appointed bathroom, and two reception rooms, providing ample living space for families or guests. The double-glazed windows ensure energy efficiency and comfort throughout the year. Parking is available with off-road parking and a garage for your convenience.

Adjacent to the reception areas, the dining area boasts direct access to an enclosed garden. This outdoor space is perfect for enjoying fresh air, with a beautifully arranged garden that includes a patio area and decorative landscaping. The summer house provides an additional spot for relaxation or leisure activities

Local amenities enhance the appeal of this property, with Cefn Saeson Comprehensive School and Crynallt Infant School located nearby for educational needs, also having easy access to the A465. Additionally, several convenience stores are within reach for daily necessities, and community options such as a bar and meal takeaway enhance local lifestyle offerings. This location offers a blend of comfort and practicality for any potential homeowner.

### GROUND FLOOR

### Lounge / Diner

uPVC double glazed sliding doors to rear, carpeted flooring, radiators and decorative fire place fireplace with gas fire.

### Bedroom One

uPVC double glazed Bay window to front aspect, wood effect flooring, radiator and fitted wardrobes.

### Bedroom Two

uPVC double glazed Bay window to the front aspect, wood effect flooring, radiator and fitted wardrobes.

### Bedroom Three

uPVC double glazed window to the side aspect, wood effect flooring and radiator.

### Bathroom

Comprising of a low level WC, vanity wash hand basin and double shower cubicle. Floor to ceiling tiles, heated chrome towel rail and inset ceiling spotlights.

### Utility Room

uPVC double glazed window to rear aspect, plumbing in place for washing machine, range of wall and floor storage cupboard, access to attic storage and tiled flooring.

## Kitchen

Appointed with a range of matching wall and base units with work tops over and inset ceramic sink with mixer tap. uPVC double glazed window to side aspect, integrated oven, integrated dishwasher, extractor fan, inset ceiling lighting and storage cupboard housing a combi boiler serving domestic hot water and gas central heating.

## EXTERNALLY

### Gardens

A front garden laid to lawn with mature shrubs, decorative stone and driveway offering off road parking and access to garage.

An enclosed rear garden with patio area, decorative stone and summer house fully installed with with wooden flooring.

### Garage

Up and over door also benefitting from electric & lighting.

## 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





# 9 Heol Pen Y Coed, Neath, Neath Port Talbot. SA11 3SP

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<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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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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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