

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



48 Penshannel, Neath Abbey, Neath, Neath Port Talbot. SA10 6PP



PETER MORGAN

Offers Over £250,000

Main Features

- Finished To A High Standard
- Freehold
- Versatile Accommodation Over Three Floors
- Master Bedroom With Walk In Wardrobe
- Off Road Parking To Front
- Newly Fitted Kitchen With Pantry
- EPC - C
- Gas Central Heating
- Rear Garden With Decking
- Need A Mortgage? We Can Help!

General Information

This four-bedroom house is situated in a tranquil area, showcasing a well-maintained exterior and off-road parking at the front. The property benefits from a freehold tenure and has been finished to a high standard. It offers versatile accommodation spread over three floors, making it suitable for a variety of living arrangements.

Inside, the home features a spacious reception room and a newly fitted kitchen complete with a pantry. The kitchen is designed with modern appliances and ample storage, enhancing its functionality. Natural light floods the area, thanks to strategically placed skylights. The property has gas central heating and double-glazed windows, ensuring comfort throughout the year.

The house includes four bedrooms, creating ideal space for family living or guest accommodations. The bathroom facilities are thoughtfully designed, contributing to a practical layout, whilst the master bedroom features a walk in wardrobe, this property emphasizes convenience and comfort for all residents

The rear garden is equipped with decking, providing an outdoor area for relaxation or entertaining guests, also boasts easy access to outdoor recreational spaces, enhancing its appeal as a family home. A garden area allows for potential landscaping or gardening activities, catering to outdoor enthusiasts.

Located in a sought after location close to many local amenities such as Neath

college and Dwr Y Felin Comprehensive School, Longford Waterfalls, Gnoll Country Park, Mynydd Drumau, Craig Gwladys Country Park and plenty more woodland walks, also having easy access to the A465 and M4 corridor.

GROUND FLOOR

Hallway

uPVC front door, wood-effect tiled flooring, radiator and staircase to first floor.

Living Room

uPVC double glazed window, radiator, carpeted flooring and open plan entrance to;

Lounge

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

Kitchen

Appointed with a range of matching wall and base units with work tops over and integrated sink with mixer tap. uPVC double glazed windows, kitchen island, Neff dishwasher, integrated fridge / freezer, integrated Zanussi double oven & 5-ring gas hob with cooker hood over, double patio doors to rear with window surround, two skylights to side, two skylights to rear, spotlights, wood-effect tiled flooring, radiator, plinth heaters and access to pantry.

Utility Room

Patio door to rear, tiled flooring with partially tiled walls, radiator, spotlights, fitted with a range of wall & base units with work preparation surfaces over, plumbing for washing machine, space for tumble dryer and door to;

W.C.

Comprising of a low level WC and wash hand basin. uPVC double glazed Frosted window to rear aspect, tiled flooring with partially tiled walls and radiator.

FIRST FLOOR

Landing

Radiator, carpeted flooring, inset ceiling spotlights, skylights and stairs to second floor.

Doors to;

Bedroom One

Dual uPVC double glazed windows to front aspect, carpeted flooring, radiator and access to;

Dressing Room

Wooden flooring.

Bedroom Two

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

Bedroom Three

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

Bathroom

Comprising of a low level WC, wash hand basin, bath with shower attachment and walk in shower with rainfall shower head. uPVC double glazed window to rear aspect, vinyl flooring, fully tiled walls, two heated towel rails, spotlights and fitted storage cupboard.

SECOND FLOOR

Landing

Skylight to rear and carpeted flooring.

Doors to;

Bedroom Four

Dual Velux skylights to front, carpeted flooring, radiator, access to loft above and wall-mounted combi boiler serving domestic hot water and gas central heating.

EXTERNALLY

Gardens

A front resin driveway providing off-road parking for several vehicles and side access to rear garden.

Enclosed rear garden with patio area, shed, outside power supply, outside tap, artificial turf area with raised decking area, range of planters containing mature trees, bushes & shrubbery, decorative stone area with access to second shed and side access lane.

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

B

Current heating type

Gas

Tenure (To be confirmed)

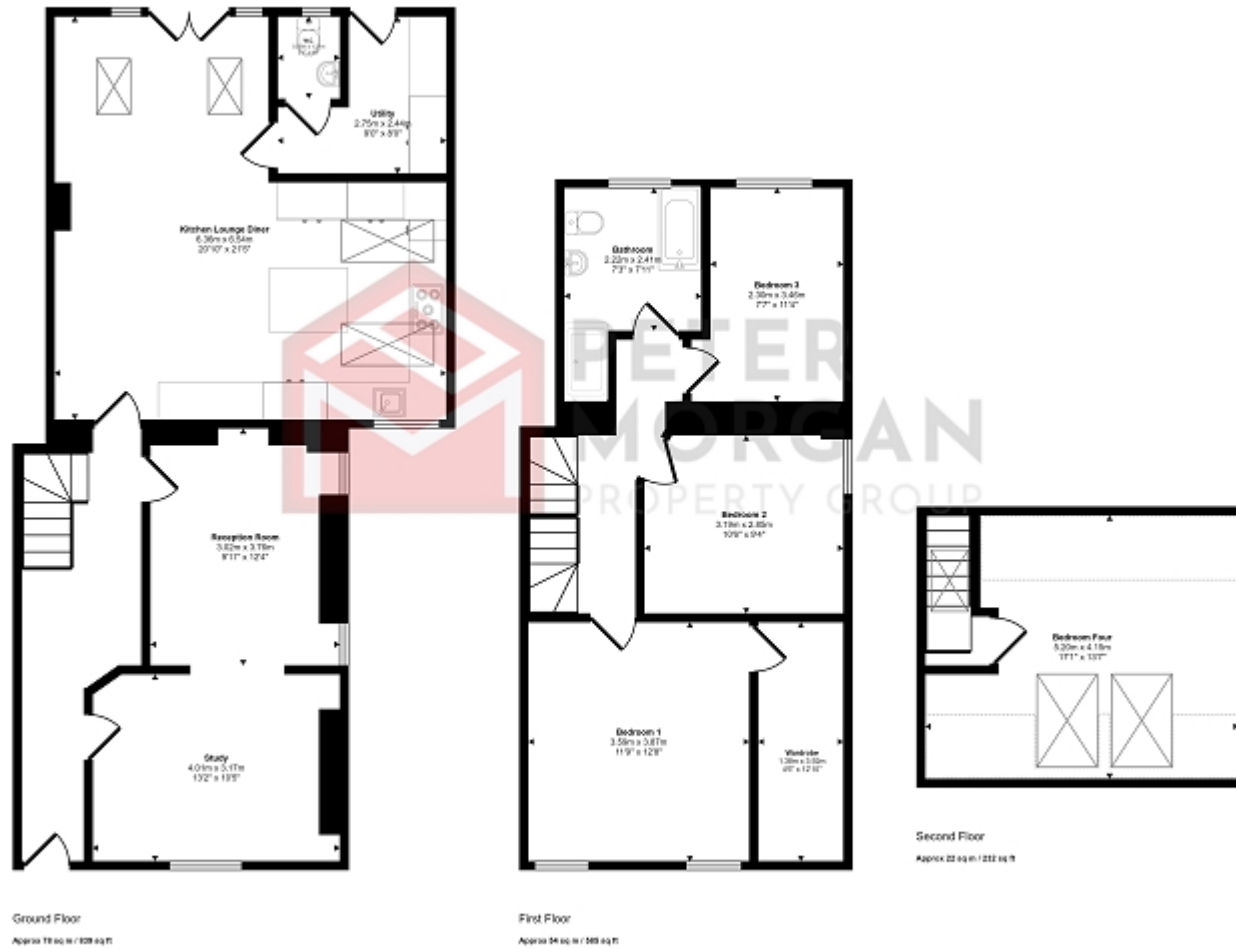
Freehold







Approx Gross Internal Area
184 sq m / 1984 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 Snuppy 360.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		97
(81-91) B		
(69-80) C	72	
(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.

Neath Sales Hub

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Lettings Hub

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Financial Services

team@pmfinancial.net

The Mortgage House,
5 The Ropewalk,
Neath
SA11 1EW

Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Talbot Green Sales Hub

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Talbot Green Lettings Hub

lettingstg@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Carmarthen Sales Hub

carmarthen@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Carmarthen Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

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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.

Neath Port Talbot Branch
35 Windsor Road, Neath. SA11 1NB
npt@petermorgan.net
VAT No : **821850148**

www.petermorgan.net
03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

