

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



PETER MORGAN

7 Heol Nedd, Cwmgwrach, Neath, Neath Port Talbot. SA11 5PL

£160,000

Main Features

- NO ONWARDS CHAIN
- Freehold
- Village Location
- EPC - C
- Semi-Detached Property
- Enclosed Rear Garden
- Gas Central Heating
- Three Bedrooms
- Opportunity For Potential Purposes
- Need A Mortgage? We Can Help!

General Information

This semi-detached house features three bedrooms and is located in a village setting. It includes two reception rooms and one bathroom, providing ample living space for families or individuals. The property has gas central heating and double-glazed windows throughout, ensuring warmth and energy efficiency. The outside space includes an enclosed rear garden, making it suitable for outdoor activities or gardening.

Located close to the local primary school, sports clubs, woodland walks, the village shop, a short distance to the nearest village Glynneath, Asda Petrol Station and easy access to the A465, whilst also having excellent transport links perfect for those commuting.

GROUND FLOOR

Hallway

Carpeted flooring, radiator and stairs to first floor.
Doors to;

Lounge

uPVC double glazed window to front aspect, carpeted flooring, radiator, feature brick exposed fireplace with gas fire.

Dining Room

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

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with stainless steel sink and mixer tap. uPVC double glazed cooker, space for fridge freezer, space for dishwasher and wall mounted boiler serving domestic hot water and gas central heating.

Rear Hallway

Wood-effect flooring, storage cupboard and uPVC door to access rear garden.

Bathroom

Comprising of a low level WC, panelled bath with shower over and wash hand basin. uPVC Frosted double glazed window to rear aspect, radiator and plumbing in place for washing machine.

Bedroom Three

uPVC double glazed window, carpeted flooring and radiator.

EXTERNALLY

Gardens

A gated driveway offering off road parking.

Rear garden with laid to lawn area, garden shed and raised patio areas.

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.

FIRST FLOOR

Landing

Carpeted flooring and access to the loft above.
Doors to;

Bedroom One

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

Bedroom Two

uPVC double glazed window, carpeted flooring and radiator.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding B

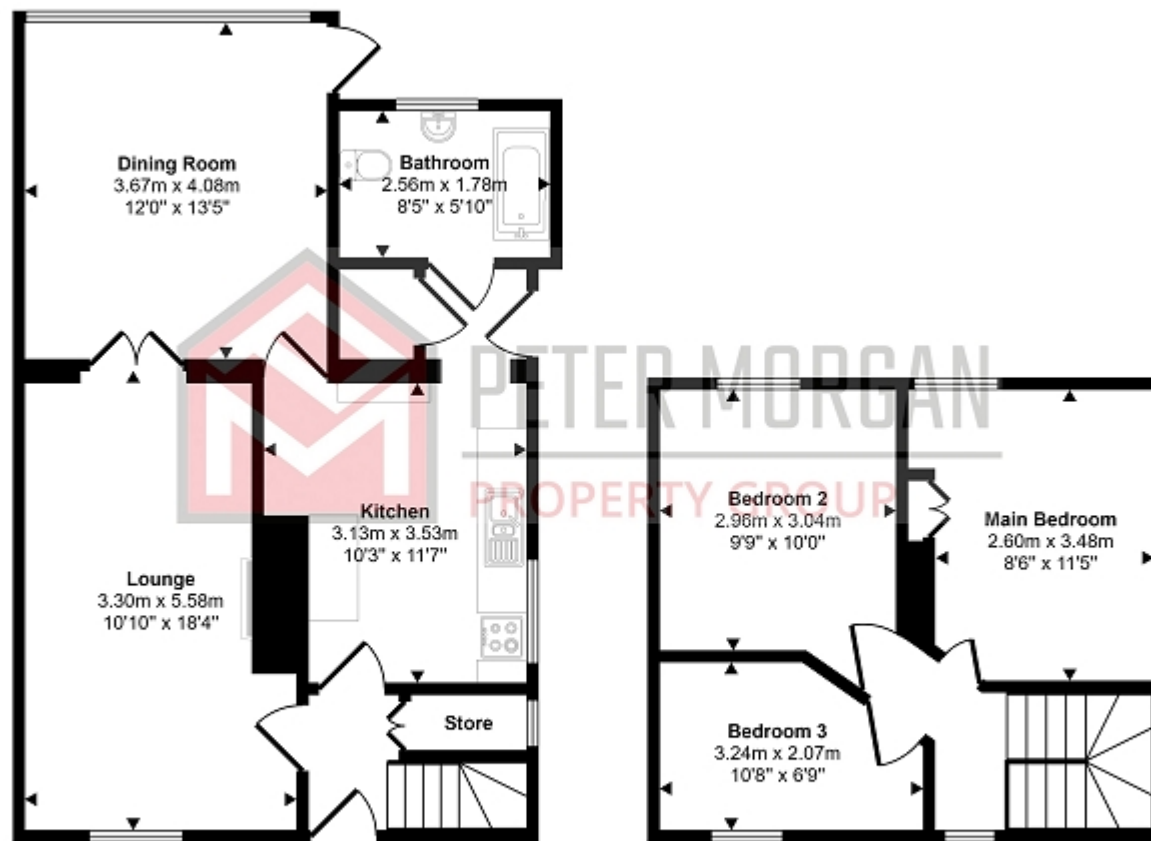
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
90 sq m / 964 sq ft




Ground Floor
Approx 57 sq m / 618 sq ft

First Floor
Approx 32 sq m / 346 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		83
(69-80) C	69	
(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	Neath Lettings Hub	Neath Financial Services	Bridgend Sales Hub	Talbot Green Sales Hub	Talbot Green Lettings Hub	Carmarthen Sales Hub	Carmarthen Lettings Hub
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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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