

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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PETER MORGAN

18 Maes Yr Hafod, Cadoxton, Neath, West Glamorgan, SA10 8AZ

£425,000

Main Features

- Desirable Location
- Detached Four Bedroom Family Home
- Off Road Parking & Detached Garage
- Freehold
- Well Presented Throughout
- EPC - TBC
- Council Tax Band - E
- En-Suite, Family Bathroom & WC
- Enclosed Rear Garden With Summer House
- Need A Mortgage? We Can Help!

General Information

This detached four-bedroom family home is well presented throughout, offering a desirable location with off-road parking and a detached garage. The property features a traditional brick exterior and is complemented by a well-maintained garden, enhancing its curb appeal. Access is granted through a welcoming front pathway leading to the main entrance. Internally this property boasts two reception rooms, modern kitchen diner, four bedrooms, an en-suite, and a family bathroom, alongside a separate WC to the ground floor for guests. The bedrooms are designed for comfort, and the property's layout is ideal for both family life and entertaining guests. With gas tank heating and double-glazed windows, the property ensures warmth and energy efficiency throughout.

The enclosed rear garden is a notable feature, complete with a summer house, making it an excellent space for outdoor activities and relaxation. The garden is landscaped with well-maintained greenery, providing a tranquil setting that complements the house. A decked area fosters an inviting atmosphere for outdoor gatherings.

Residents will benefit from a variety of nearby amenities, including supermarkets and dining options, making shopping and dining convenient, close to Catwg Primary School, Llangatwg Comprehensive School and a near by Park. The community atmosphere is bolstered by local establishments, supporting a balanced lifestyle, also within a short distance to Neath Town Centre and easy access to the M4 corridor.

GROUND FLOOR

Hallway

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

W.C.

Comprising of a low level WC, and wash hand basin. uPVC Frosted double glazed window to front aspect, part tiled walls, towel radiator, tiled flooring and consumer unit.

Lounge

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

Dining Room

uPVC French doors, carpeted flooring and radiator.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. Dual uPVC double glazed window to the rear aspect, radiator, tiled flooring, under stairs storage cupboard, break fast bar, plumbing in place for dishwasher, gas hob with hood over, integrated electric grill, electric oven and space for fridge freezer.

Utility Room

Work top over inset sink, space and plumbing in place for washing machine, boiler serving domestic hot water and gas central heating and uPVC door to rear.

FIRST FLOOR

Landing

Carpeted flooring, radiator, airing cupboard housing water tank and access to the loft above.

Bedroom One

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

Door to;

En Suite

Comprising of a low level WC, wash hand basin and enclosed shower cubicle. uPVC Frosted double glazed window to side aspect, cladded walls, tiled flooring and towel radiator.

Bedroom Three

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

Bedroom Four

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

Bedroom Two

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

Bathroom

Comprising of a low level WC, bath with electric shower over and wash hand basin. uPVC Frosted double glazed window to side aspect, tiled flooring, tiled walls, towel radiator and extractor fan.

EXTERNALLY

Gardens

A front garden laid to lawn with path leading to property. Driveway offering off road parking and access to garage.

An enclosed rear garden with decking area, laid to lawn area, patio area and summer house.

Detached Garage

Power & lighting.

Elec assisted garage door and uPVC side door.

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 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

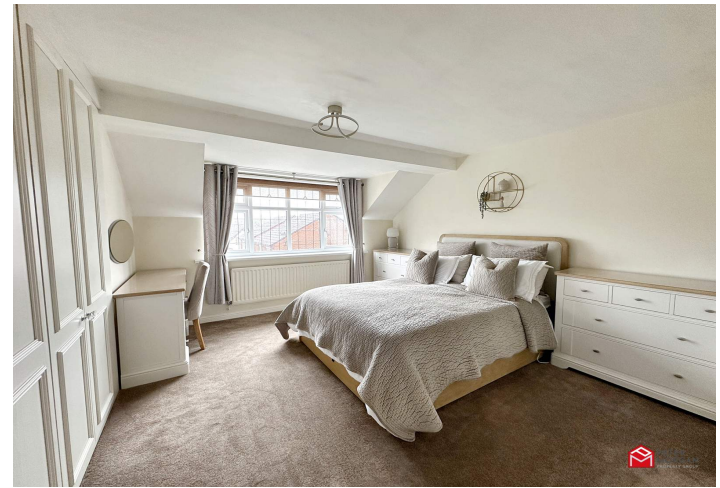
Mains Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

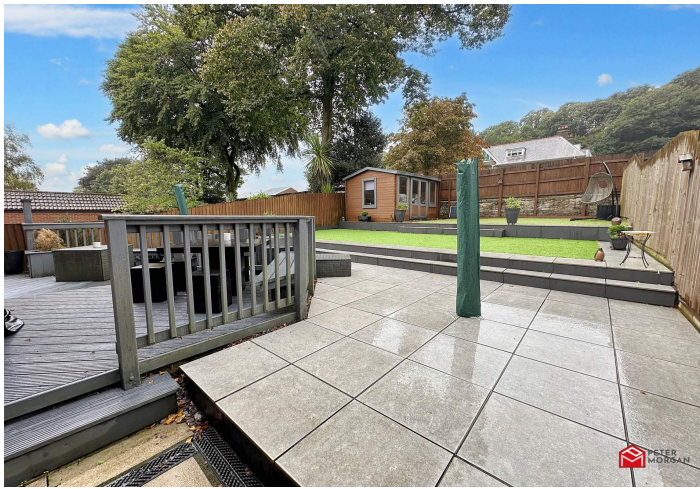
Current council tax banding E

Current heating type Gas

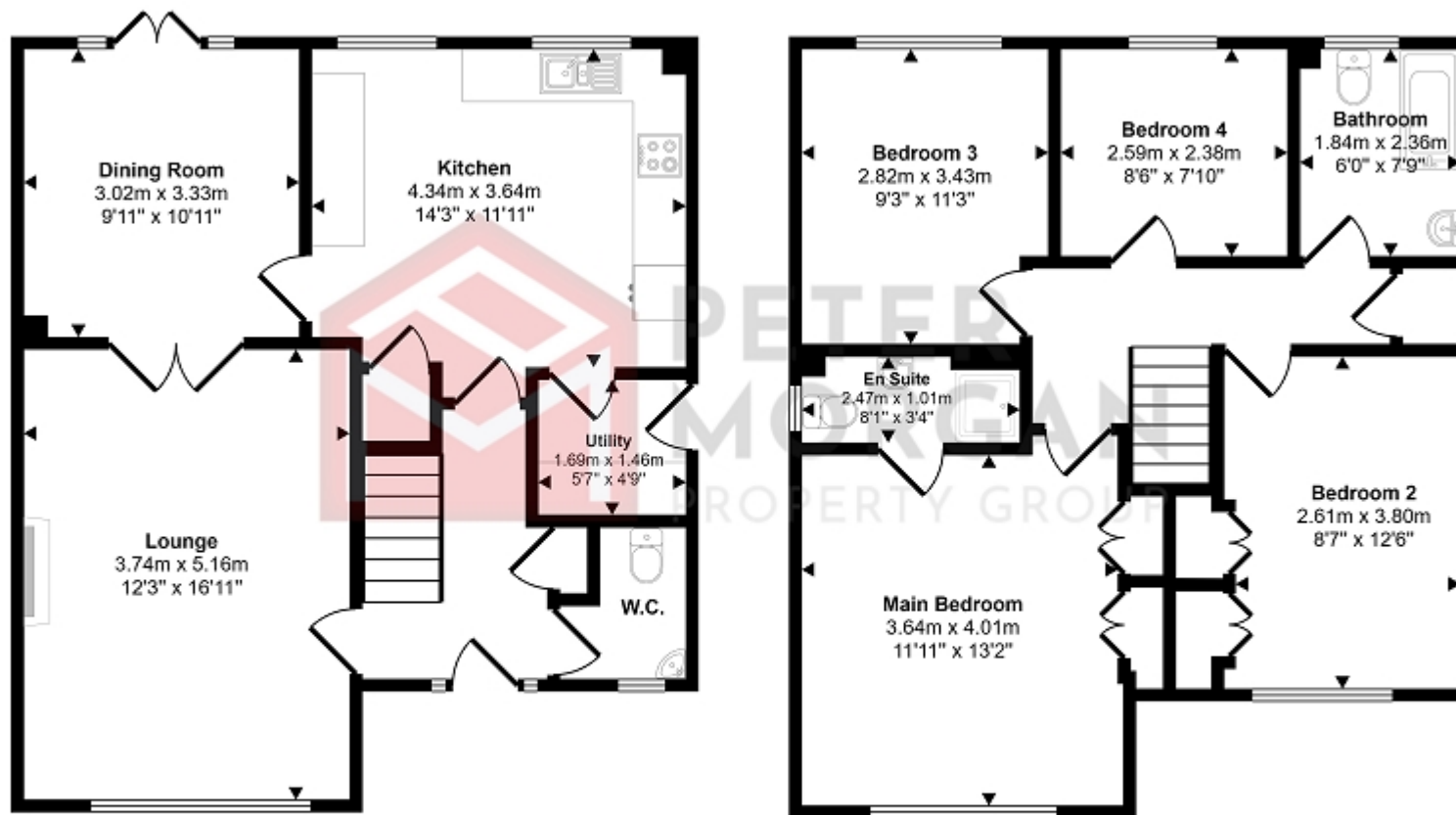
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
120 sq m / 1295 sq ft




Ground Floor
Approx 59 sq m / 640 sq ft

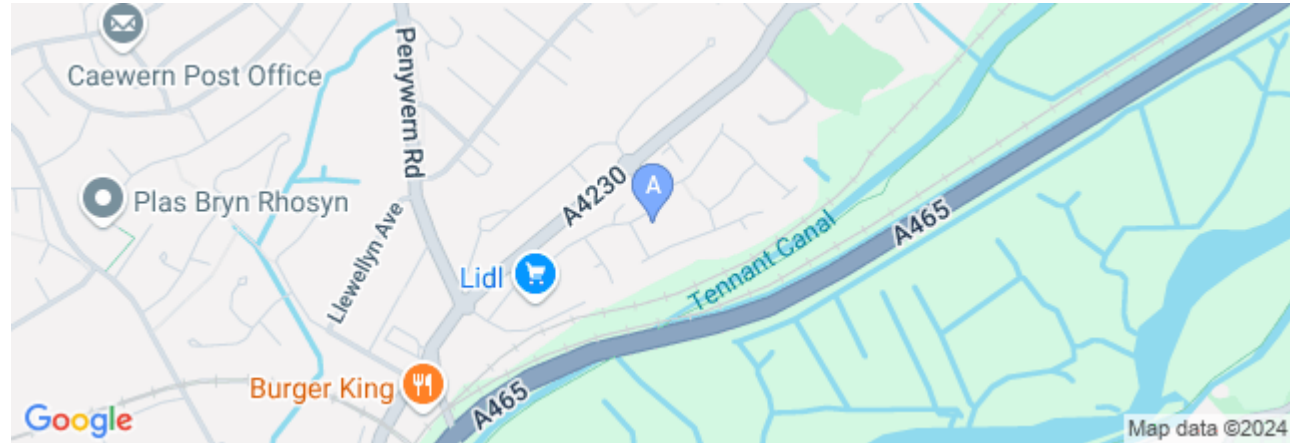
First Floor
Approx 61 sq m / 654 sq ft

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	
(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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