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PROPERTY
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2021
WALES
SALES
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PROPERTY GROUP



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5 Ger Y Nant, Glynneath, Neath, Neath Port Talbot. SA11 5RN

£130,000

Main Features

- NO ONWARDS CHAIN
- Semi-Rural Village Location
- Semi-Detached Property
- Three Bedrooms
- Freehold
- EPC - C
- Gas Central Heating
- Off Road Parking
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

General Information

This semi-detached house is situated in a semi-rural village location, making it a perfect choice for those seeking a tranquil environment. The property features three bedrooms and one bathroom, offering living space for families or individuals looking for a comfortable home. With two reception rooms, there is plenty of room for entertaining or relaxing, and the house comes with gas central heating for convenience and warmth.

The exterior includes an enclosed rear garden that provides an added layer of privacy and outdoor space. Off-road parking is available, making it easy for residents and guests to access the property. The surrounding area is well-maintained, featuring landscaped gardens that enhance the overall aesthetic of the home. The property is offered as freehold, allowing for full ownership without ongoing lease obligations.

Glynneath village itself offers many local amenities such as Sgwd Gwladys Waterfalls, The Old White Horse, The Angel, Spring Valley Lakes, local shops, Tesco Express, sports clubs, whilst having easy access to the A465 and M4 corridor, perfect for those commuting.

GROUND FLOOR

Hallway

uPVC front door & window to front, radiator, carpeted flooring, staircase to first floor with fitted storage cupboard underneath.

Doors to;

W.C.

Comprising of a low level WC and wall mounted wash hand basin. Double glazed window to side aspect, radiator, carpeted flooring.

Living Room

uPVC double glazed window to rear aspect, radiator, wood-effect laminate flooring, tiled fireplace with gas fire and open plan entrance to;

Dining Room

uPVC double glazed window to rear front aspect, radiator, wood-effect laminate flooring, stone fireplace and open plan entrance to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. Dual uPVC double glazed window to rear aspect, integrated under counter fridge & freezer, oven with ceramic hob & cooker hood over, tiled flooring and patio doors to access the rear garden.

FIRST FLOOR

Landing

uPVC double glazed window, carpeted flooring, access to loft above, airing cupboard with radiator and wall-mounted combi boiler serving domestic hot water and gas central heating.

Doors to;

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Shower Room

Comprising of a low level WC, wash hand basin and walk in shower. uPVC double glazed window to side aspect, radiator, laminate flooring and wall panelling.

Frosted window to side, radiator, laminate flooring, low maintenance wall panelling,

EXTERNALLY

Garden

Front garden mostly laid to lawn with path leading to front door and side access gate.

Enclosed rear garden with patio area, laid to lawn area, outside tap, two brick built storage sheds, a range of mature shrubs, bushes & trees and rear access gate leading to rear lane providing parking options at the rear.

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

Current council tax banding

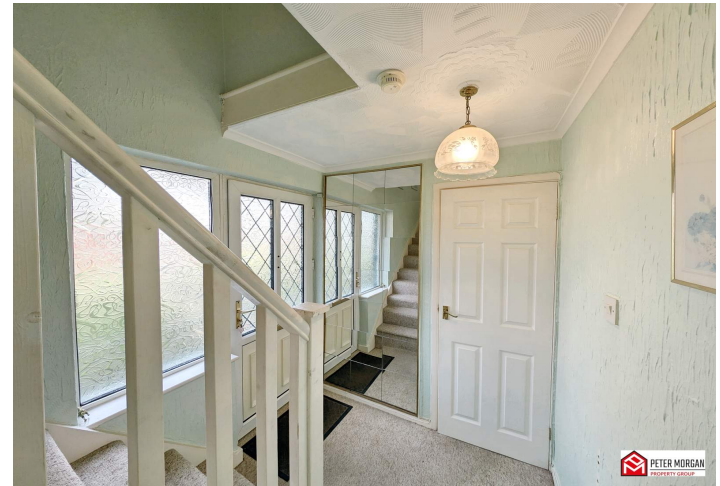
B

Current heating type

Combi

Tenure (To be confirmed)

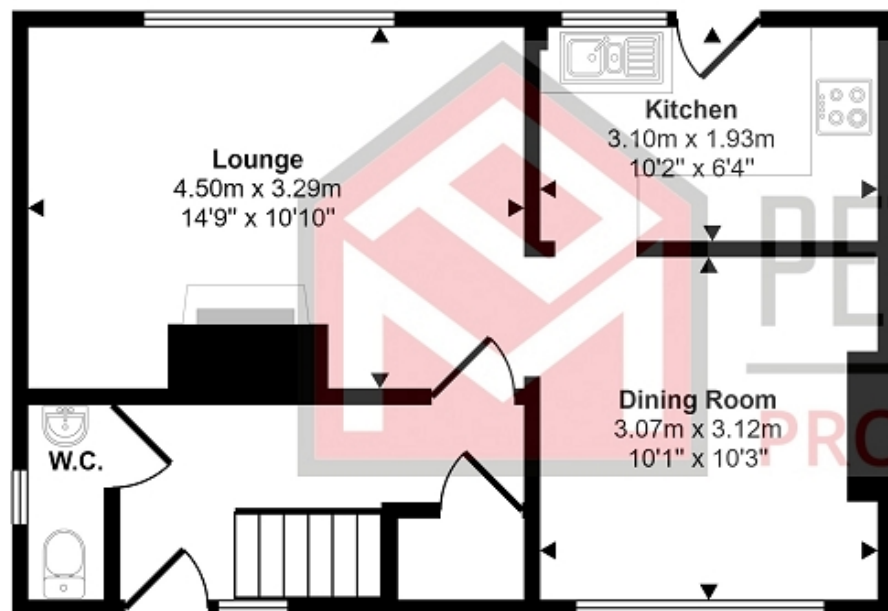
Freehold





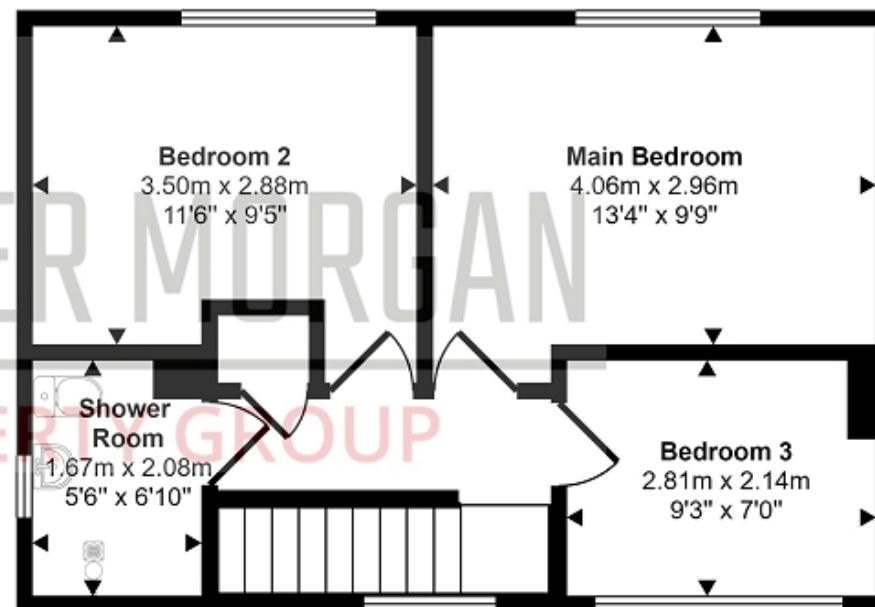


Approx Gross Internal Area
80 sq m / 866 sq ft



Ground Floor

Approx 40 sq m / 433 sq ft



First Floor

Approx 40 sq m / 433 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		86
(69-80) C	71	
(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

