

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



43 Ffrwd Vale, Neath, Neath Port Talbot. SA10 7EN

£325,000



PETER MORGAN

Main Features

- NO ONWARDS CHAIN
- Sought After Location
- Detached Bungalow
- Freehold
- EPC - D
- Driveway & Garage
- Three Bedrooms
- Offering A lot Of Potential
- Conservatory To Rear
- Need A Mortgage? We Can Help!

General Information

This charming detached bungalow features three bedrooms, two reception rooms and one bathroom, making it an ideal family home. Externally the property boasts a driveway providing off road parking, complemented by a garage and an enclosed rear garden with patio area and access to garage.

Located in a desirable location close to many local amenities such as NPT College, Dwr-y-Felin Comprehensive School, fast food restaurants, local shops, primary schools, Neath Sports Centre and within a short distance to Dyffryn woods, whilst also having easy access to the A465 and M4 corridor.

GROUND FLOOR

Hallway

uPVC door and window to side aspect, wood-effect laminate flooring, access to loft above, storage cupboard, airing cupboard housing tank, storage cupboard housing boiler serving domestic hot water and gas central heating.

Lounge

Two uPVC double glazed windows to front aspect, uPVC window to side aspect, two radiators, feature fireplace with gas fire, wood-effect laminate flooring and banister separating living & dining areas.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. Two uPVC double glazed windows to side aspect, built-in oven with gas hob and extractor hood over, plumbing in place for washing machine and dishwasher, space for fridge freezer, radiator and tiled flooring, part tiled walls and patio doors to access rear garden.

Master Bedroom

Sliding door to rear leading to conservatory, radiator and wood-effect laminate flooring.

En Suite

Comprising of a low level WC and vanity wash hand basin. Frosted double glazed window to side aspect, tiled flooring and part tiled walls.

Conservatory

Double doors to rear aspect, door to side, window surround and tiled flooring.

Bedroom Two

uPVC double glazed window to rear aspect, radiator, wood-effect laminate flooring and fitted wardrobes.

Bedroom Three

uPVC double glazed window to front aspect, radiator and wood-effect laminate flooring.

Bathroom

Comprising of a low level WC, vanity wash hand basin, corner bath and shower cubicle. Frosted double glazed window to side aspect, radiator, tiled flooring and tiled walls.

EXTERNALLY

Gardens

Front garden laid to lawn with driveway providing off-road parking for several vehicles and access to garage.

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.

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)

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

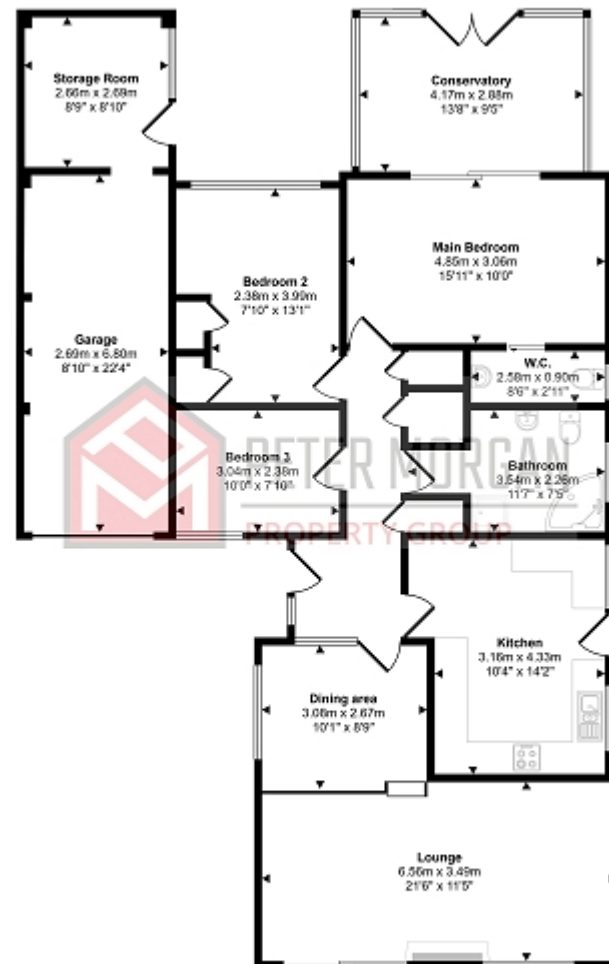
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
142 sq m / 1528 sq ft



Floorplan

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. Lines 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		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(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
npt@petermorgan.net	lettings@petermorgan.net	team@pmfinancial.net	bcb@petermorgan.net	talbotgreen@petermorgan.net	lettingstg@petermorgan.net	carmarthen@petermorgan.net	lettingscm@petermorgan.net
33-35 Windor Road, West Glamorgan SA11 1NB	33-35 Windor Road, West Glamorgan SA11 1NB	The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	16 Dunraven Place, Mid Glamorgan CF31 1JD	Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	21 Bridge Street, Carmarthen SA31 3JS	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.

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