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PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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 PETER MORGAN
PROPERTY GROUP

31 Woodmill, Neath, Neath Port Talbot. SA10 7PX

£345,000



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Main Features

- Detached Family Home
- Tastefully Presented Throughout
- Sought After Location
- EPC - D
- Freehold
- Master Bedroom With En-Suite
- Enclosed Rear Garden
- Drive Way Providing Off Road Parking
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

This detached family home is located in a sought-after area, providing a welcoming entrance leading to a parking space accommodating multiple vehicles. Internally the house comprises four bedrooms and one bathroom, along with an En-suite in the master bedroom, also including two reception rooms that promote an open, airy atmosphere throughout the living spaces. The home has been tastefully presented, suggesting a modern and functional design that caters to family needs.

An enclosed rear garden features a patio area, perfect for outdoor seating, and well-maintained lawn space, ideal for families or gatherings.

Conveniently located within walking distance for a number of local amenities including a selection of schools and local shops. Also within a short commute to the local town centre of Neath with its own train station, plenty of shops / restaurants & takeaways, Neath Port Talbot College, a comprehensive school and easy access to the M4 via the A465. The property is also a short walk from Dyffryn Woods (one of the largest ancient woodland sites in Wales) which clings to the side of the Mynydd Drumau, providing breath-taking views over the valley & coast from the top.

GROUND FLOOR

Hallway

Radiator, tiled flooring and staircase to first floor.

Doors to;

Living Room

Bay window to front, radiator and carpeted flooring.

Double doors to;

Reception Room

Radiator and carpeted flooring.

Through to;

Snug

uPVC double glazed windows, inset ceiling spotlights, vertical radiator, carpeted flooring and French doors to access the rear garden.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. Double glazed windows to front and rear, integrated double oven with gas hob & cooker hood over, plumbing in place for washing machine, plumbing in place for dishwasher, space for tumble dryer, ceiling spotlights, tiled flooring and a storage cupboard housing a combi boiler serving domestic hot water and gas central heating.

Patio doors to access side.

W.C.

Radiator, tiled flooring, w.c and pedestal wash basin.

FIRST FLOOR

Landing

Radiator, carpeted flooring, fitted storage cupboard and access to the loft above.

Doors to;

Master Bedroom

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

Door to;

En Suite

Comprising of a low level WC, wash hand basin and a tiled double shower. uPVC double glazed Frosted window to side aspect, radiator and tile-effect laminate flooring.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

EXTERNALLY

Gardens

Enclosed rear garden with two patio areas, lawned area, composite decking area, fitted storage area underneath conservatory, side access lane and outside tap.

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

Current council tax banding

E

Current heating type

Gas

Tenure (To be confirmed)

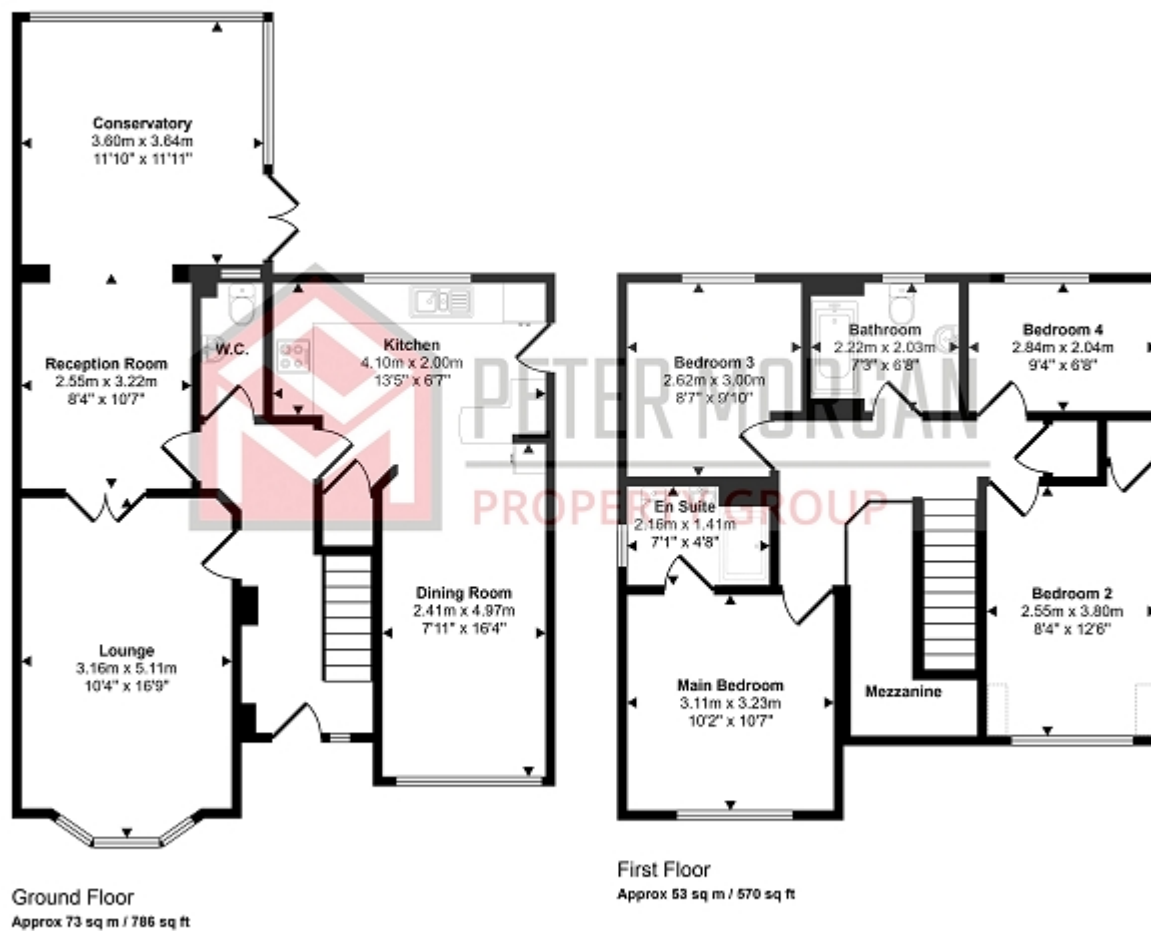
Freehold







Approx Gross Internal Area
126 sq m / 1355 sq ft



Ground Floor
Approx 73 sq m / 786 sq ft


First Floor
Approx 53 sq m / 570 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 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		80
(55-68) D	62	
(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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