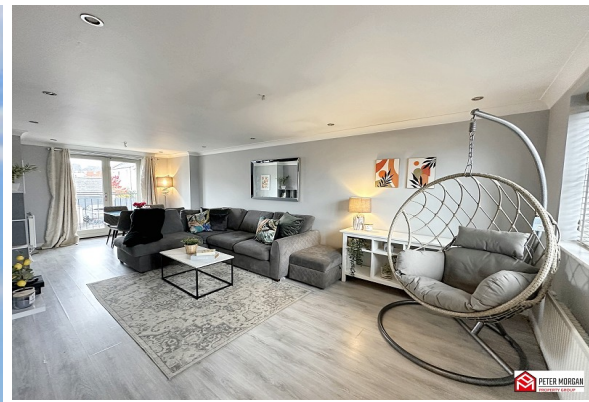


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



2 Lle Crymlyn, Llandarcy, Neath. SA10 6FZ

£175,000



PETER MORGAN

Main Features

- Popular Residential Development
- Freehold
- EPC - B
- Detached Coach House
- Juliette Balcony To Front Aspect
- Allocated Parking
- Tastefully Presented Throughout
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

This charming detached coach house, situated in a popular residential development. This property boasts two bedrooms, one bathroom, kitchen and a single reception room, providing a functional and cozy space for relaxation or activities. The property also benefits from gas central heating and double-glazed windows, ensuring a comfortable living environment throughout the year.

The exterior of the coach house presents a contemporary design with a Juliette balcony overlooking the front aspect, offering a touch of elegance to the property.

Llandarcy is conveniently located within easy access to the A465 and M4 corridor, also within short distance to Skewen, Jersey Marine, David Lloyds Gym and the Harvester.

GROUND FLOOR

Entrance Hallway

Radiator and stairs to first floor.

FIRST FLOOR

Landing

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

Doors to;

Lounge

uPVC double glazed window to rear aspect, two radiators, laminate flooring. uPVC French doors to access Juliet balcony.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window to front aspect, integrated electric oven, gas hob, integrated dishwasher, plumbing in place for washing machine and boiler serving domestic hot water and gas central heating.

Access to Pantry.

Bathroom

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

Bedroom Two

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

Bedroom One

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

EXTERNAL

Parking

One allocated space.

Maintenance Charge

£235.79 Annually

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

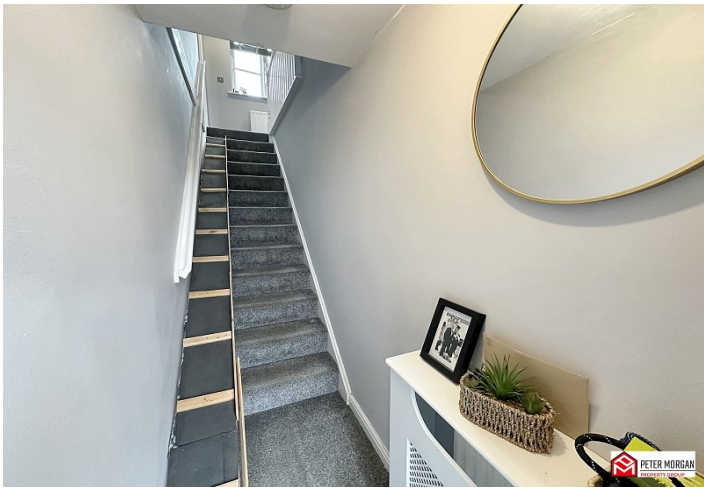
C

Current heating type


Gas

Tenure (To be confirmed)

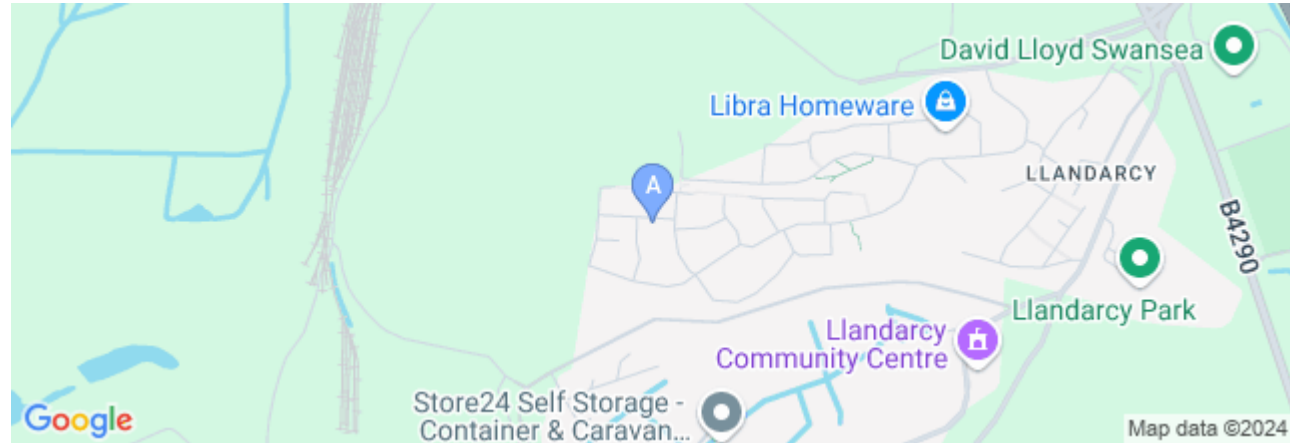
Freehold



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	82	
(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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