

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



PETER MORGAN

**53 Lle Crymlyn, Llandarcy, Neath, West Glamorgan, SA10 6FZ**

**£215,000**

## Main Features

- Immaculately Presented
- Sought After Residential Area
- Semi-Detached Property
- Freehold
- EPC - B
- Off Road Parking
- Three Bedrooms
- Gas Central Heating
- Master Bedroom With En-Suite
- Need A Mortgage? We Can Help!

## General Information

This semi-detached home features three bedrooms and one bathroom, along with an en-suite bathroom attached to the master bedroom, also having reception room that offers ample natural light and a modern kitchen. The house is freehold and benefits from gas central heating throughout.

The rear garden is designed for low maintenance, featuring a mix of paving slabs and artificial grass. This provides an appealing outdoor space suitable for various activities. A privacy fence surrounds the garden, ensuring a secure and secluded environment.

Situated in a popular residential area, having a near by park, local amenities and easy access to the A465 and the M4 corridor. An early viewing is recommended as we expect a high volume of interest.

## GROUND FLOOR

### Hallway

Laminate flooring, radiator and consumer unit.

### W.C.

Comprising of a low level WC and wash hand basin. Radiator, extractor fan and laminate flooring.

## Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. Wooden double glazed window to front aspect, integrated gas hobs, electric oven, cooker hood, space for free standing fridge freezer, part tiled walls, laminate flooring and radiator.

## Lounge

Wooden double glazed windows to rear aspect, radiator, laminate flooring, two radiator and under stairs storage cupboard.

Wooden double glazed French doors to rear aspect.

## FIRST FLOOR

### Landing

Carpeted flooring, airing cupboard and access to the loft above. Doors to;

### Bedroom One

Wooden double glazed windows to front aspect, radiator and carpeted flooring.

### En Suite

Comprising of a low level WC, wash hand basin and single shower cubicle with mains shower over. Frosted wooden double glazed window to front aspect, tile-effect vinyl flooring and radiator.

### Bathroom

Comprising of a low level WC, wash hand basin and bath. Tiled effect vinyl flooring and extractor fan.

### Bedroom Two

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

### **Bedroom Three**

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

### **EXTERNALLY**

#### **Gardens**

Garden raised patio area with artificial grass, gated access from the front and also having a garden shed.

#### **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](mailto: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.

#### **Maintenance Charge**

£235.79 Annually

#### **Viewings**

Strictly By Appointment Only

#### **Utilities**

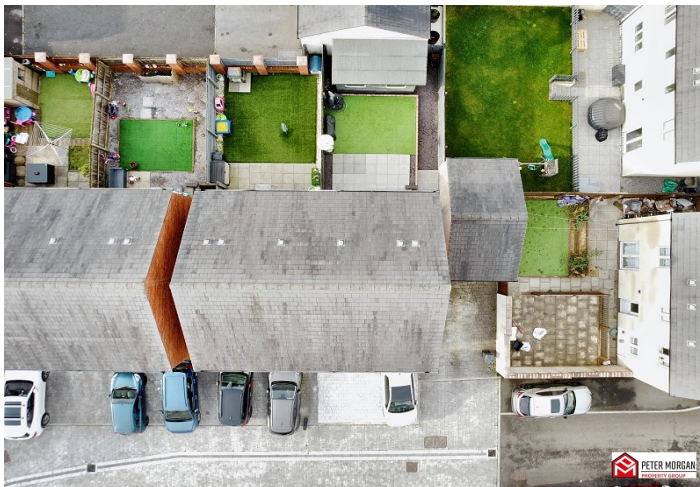
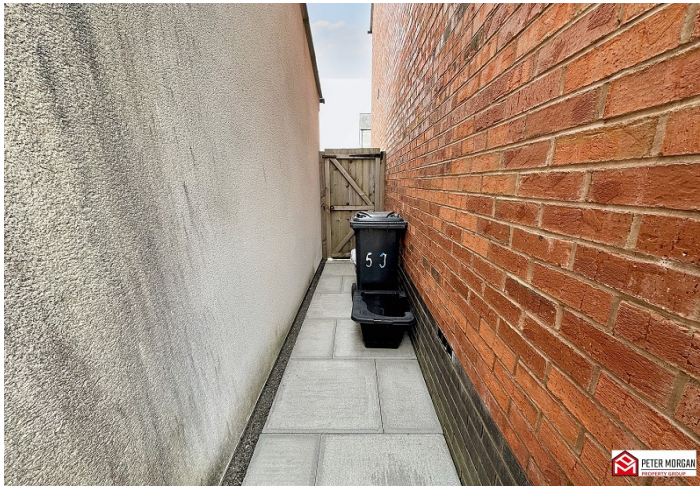
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** C

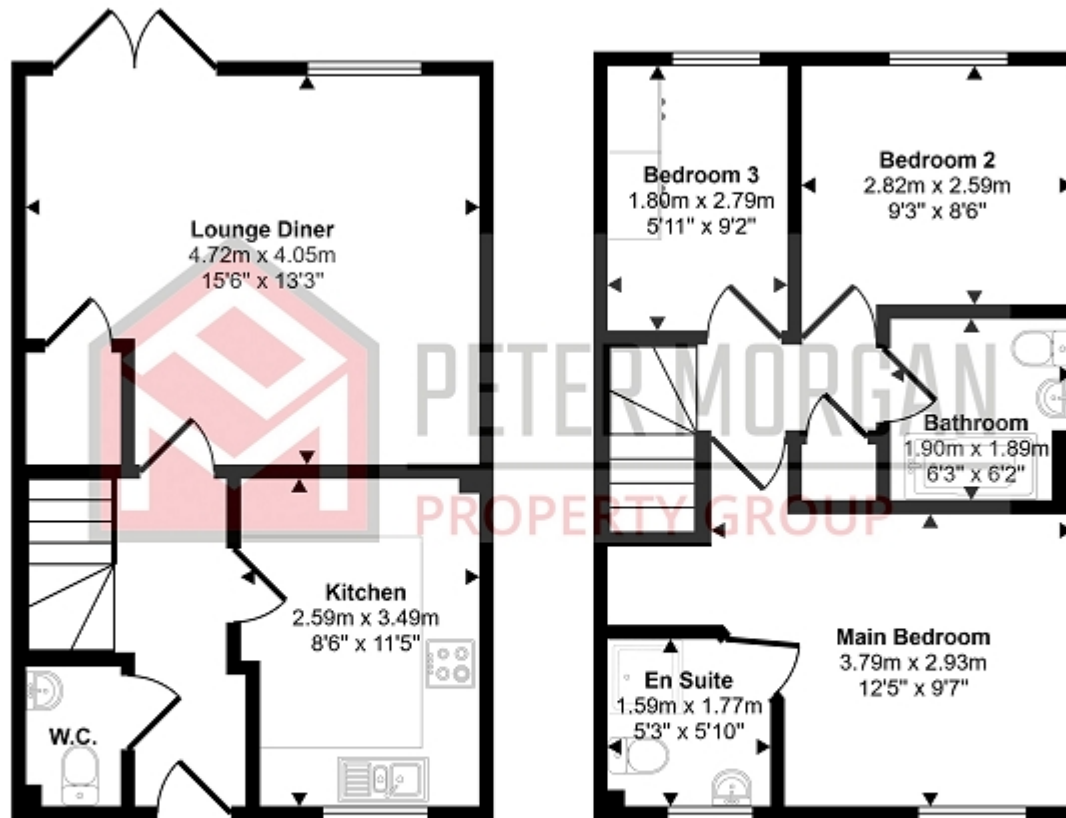
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold





Approx Gross Internal Area  
73 sq m / 786 sq ft



Ground Floor  
Approx 36 sq m / 389 sq ft

First Floor  
Approx 37 sq m / 398 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.

# 53 Lle Crymlyn, Llandarcy, Neath, West Glamorgan, SA10 6FZ

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.

<p><b>Neath</b> Sales Hub</p> <p>npt@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p><b>Neath</b> Lettings Hub</p> <p>lettings@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p><b>Neath</b> Financial Services</p> <p>team@pmfinancial.net</p> <p>The Mortgage House, 5 The Ropewalk, Neath SA11 1EW</p>	<p><b>Bridgend</b> Sales Hub</p> <p>bcb@petermorgan.net</p> <p>16 Dunraven Place, Mid Glamorgan CF31 1JD</p>	<p><b>Talbot Green</b> Sales Hub</p> <p>talbotgreen@petermorgan.net</p> <p>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</p>	<p><b>Talbot Green</b> Lettings Hub</p> <p>lettingstg@petermorgan.net</p> <p>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</p>	<p><b>Carmarthen</b> Sales Hub</p> <p>carmarthen@petermorgan.net</p> <p>21 Bridge Street, Carmarthen SA31 3JS</p>	<p><b>Carmarthen</b> Lettings Hub</p> <p>lettingscm@petermorgan.net</p> <p>21 Bridge Street, Carmarthen SA31 3JS</p>
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# PETER MORGAN



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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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