

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



172 Cae Morfa, Neath, West Glamorgan, SA10 6EH

£425,000



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Main Features

- Detached Family Home
- Well Presented Throughout
- Four Bedrooms
- EPC - B
- Freehold
- WC, En-Suite & Family Bathroom
- Off Road Parking & Garage
- Gas Central Heating
- South Facing Rear Garden
- Need A Mortgage? We Can Help!

General Information

Welcome to this family home, featuring four bedrooms and set in a popular residential development. The property boasts a versatile layout with three reception rooms and family kitchen diner with French doors giving access to a south facing rear garden providing space for family living and entertaining, also benefitting from off-road parking and a garage.

The property is located close to many local amenities such as Coedffranc Primary School, Crymlyn Parc, Skewen Train Station, variety of restaurants and Skewen Park, whilst also offers great transport links, easy access to the College and road links to Swansea and the M4 corridor.

GROUND FLOOR

Hallway

Radiator, wood-effect laminate flooring, staircase to first floor with fitted storage cupboard.

Doors to;

Lounge

Bay window to front aspect, radiator and carpeted flooring.

Office

Bay window to front aspect, radiator and carpeted flooring.

W.C.

Comprising of a low level WC and pedestal wash hand basin. uPVC double glazed window to side aspect and wood-effect laminate flooring.

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 rear aspect, integrated oven with gas hob & cooker hood, plumbing in place for dishwasher, radiator, parquet style wood-effect laminate flooring and French doors to access conservatory.

Utility Room

Appointed with wall and base units with wood-effect work tops over. Plumbing in place for washing machine, space for tumble dryer, wood-effect laminate flooring, radiator Frosted window to side aspect and wall mounted combi boiler serving domestic hot water and gas central heating.

Conservatory

uPVC double glazed windows, skylight, electric storage heater, wood-effect laminate flooring and spotlights.

French doors to access rear garden.

FIRST FLOOR

Landing

Radiator, carpeted flooring, access to loft above, fitted storage cupboard housing immersion tank.

Doors to;

Bedroom One

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

Door to;

En Suite

Comprising of a low level WC, corner wash hand basin and shower cubicle. Frosted double glazed window to front aspect, heated towel rail and over stairs storage cupboard.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Comprising of a low level WC, pedestal wash hand basin and panelled bath. uPVC Frosted double glazed window to rear aspect and radiator, wood-effect laminate flooring.

EXTERNALLY

Gardens

Enclosed rear garden with patio area, side access gate, outside tap, artificial turf area and side door access to garage.

Garage

Up & over door.

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)

Ground Rent

£150 - Annually

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding

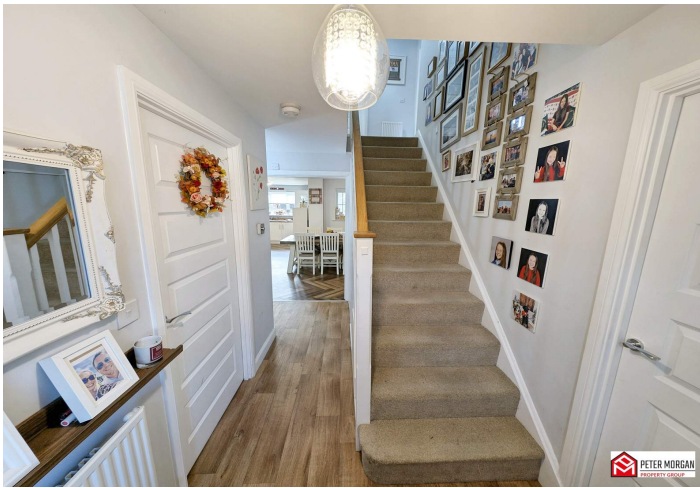
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Current heating type

Gas

Tenure (To be confirmed)

Leasehold



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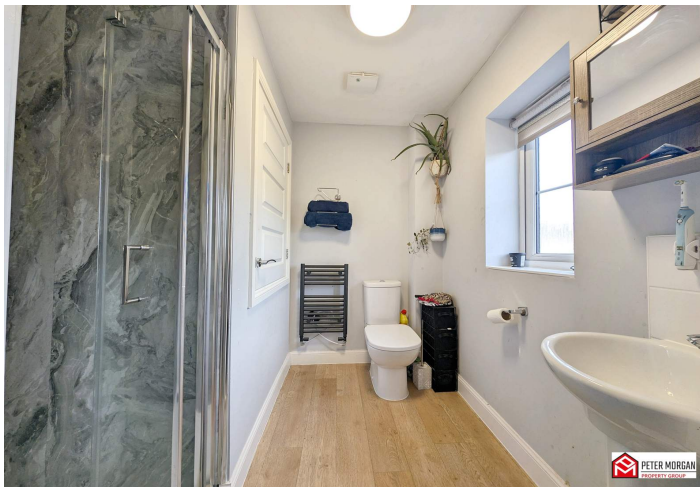
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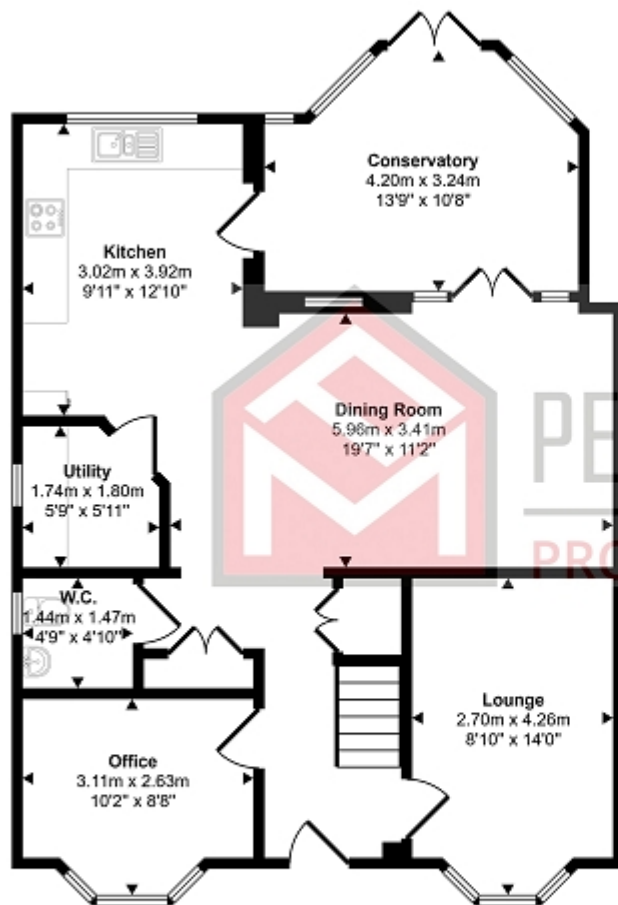


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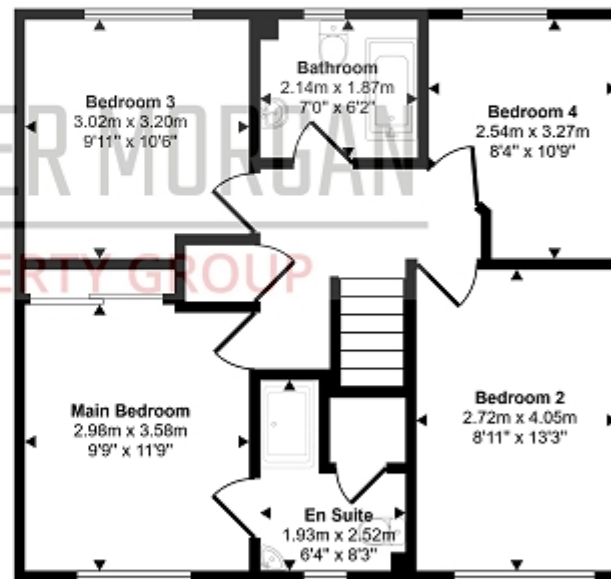




Approx Gross Internal Area
140 sq m / 1511 sq ft



Ground Floor
Approx 81 sq m / 875 sq ft



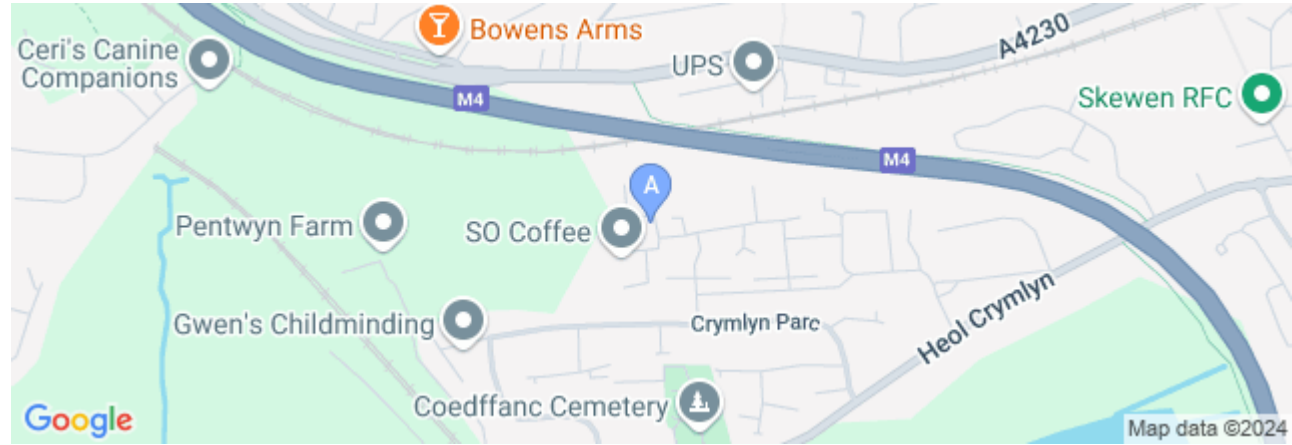
First Floor
Approx 59 sq m / 636 sq ft

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
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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



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