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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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 PETER MORGAN
PROPERTY GROUP



PETER MORGAN

8 Parc Pencynnor, Cilfrew, Neath, Neath Port Talbot. SA10 8LQ

£350,000

Main Features

- Detached Family Home
- Sought After Location
- Four Bedrooms
- Freehold
- Driveway Providing Off Road Parking & Garage
- EPC - C
- Boasting Mountain Views
- Enclosed Landscaped Rear Garden
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

Welcome to this detached family home, nestled in a quiet cul-de-sac location. This property features four bedrooms, including an ensuite bathroom attached to the master bedroom. It comprises two reception rooms, providing versatile space for both relaxation and entertainment, also having a conservatory to the rear. This freehold property has a driveway that provides off-road parking alongside a garage.

Ideally located within easy access to the A465, and many other local amenities such as Llangatwg Comprehensive School, Cilfrew Primary School, Graig Gwlayds Country Park, Ynysygerwen Cricket Club, Neath Golf Club, Aberdulais water Falls and easy access to Neath Town Centre.

GROUND FLOOR

Hallway

Carpeted stairs to first floor.
Door to;

Lounge

uPVC double glazed Bay window to front aspect, radiator, feature fireplace and carpeted flooring.
open naughty to

Dining Area

Radiator, carpeted flooring and uPVC doors to access conservatory.

Conservatory

Surround uPVC double glazed windows, brick base, tiled flooring and patio doors to access 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. uPVC double glazed window, gas hob, integrated cooker, ceramic tiled flooring, plumbing in place for washing machine, part tiled walls, radiator and under stairs storage.

W.C.

Comprising of a low level WC and wash hand basin. uPVC double glazed window, extractor fan radiator and ceramic tile flooring.

Rear Hallway

Lounge

Carpeted flooring and uPVC double patio doors to access rear garden.

FIRST FLOOR

Landing

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

Bedroom One

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

Bedroom Two

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

En Suite

Comprising of a low level WC, pedestal wash hand basin and shower cubicle. uPVC double glazed window, extractor fan and part tiled walls, carpeted flooring and radiator.

Bedroom Three

uPVC double glazed window, radiator, carpeted flooring and wardrobes.

Bedroom Four

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

Bathroom

Comprises of a low level WC, pedestal wash hand basin and panelled bath. uPVC double glazed window, part tiled walls and carpeted flooring.

EXTERNALLY

Gardens

Enclosed rear garden with separate patio area and laid to lawn area.

Garage housing a boiler serving domestic hot water and gas central heating.

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 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

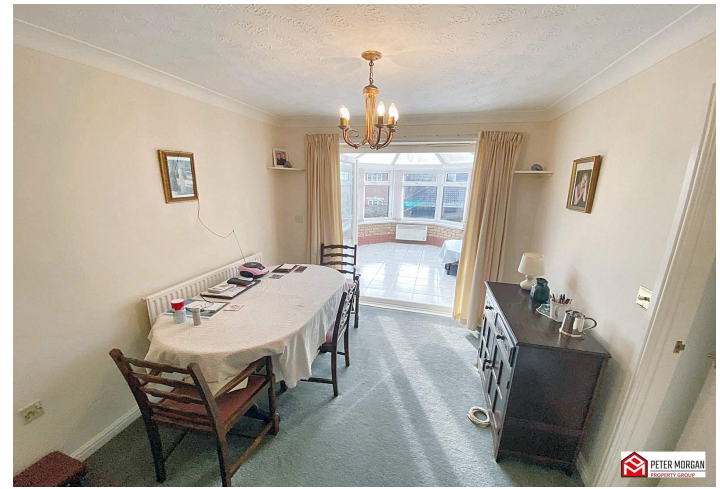
Utilities

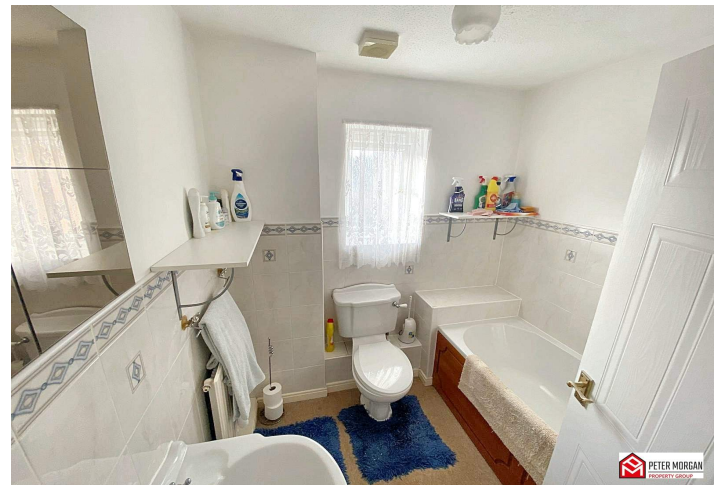
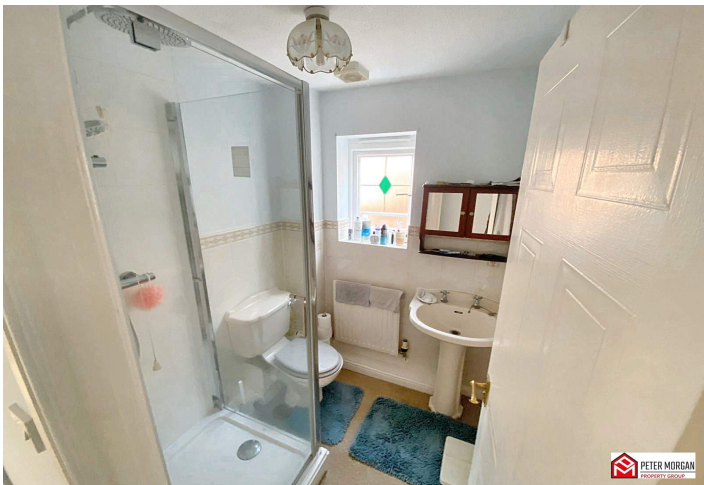
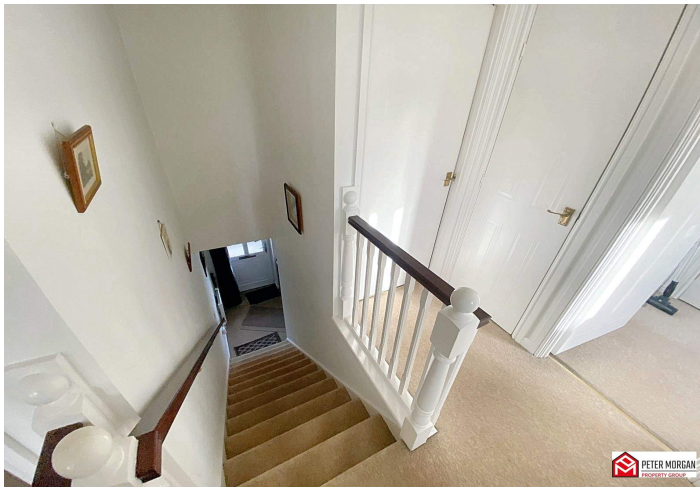
Mains Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

Current council tax banding E

Current heating type Gas

Tenure (To be confirmed) Freehold



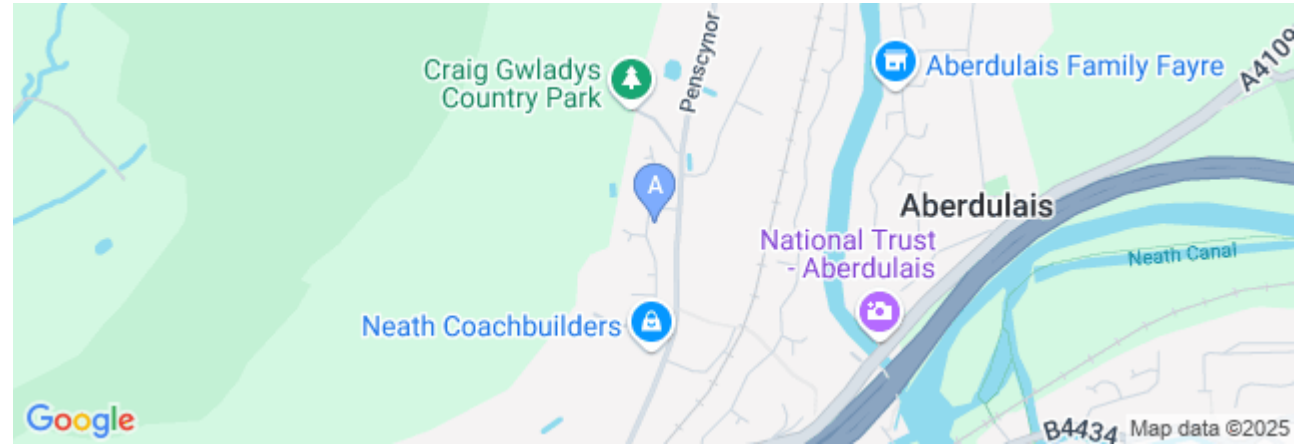




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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & 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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