

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



160 Cae Morfa, Neath, Neath Port Talbot. SA10 6EH

£400,000



PETER MORGAN

Main Features

- Popular Residential Development
- Well Presented Detached Family Home
- Driveway Providing Off-Road Parking & Garage
- Master Bedroom With En-Suite
- Freehold
- EPC - B
- Four Bedrooms
- Gas Central Heating
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

General Information

This well-preserved detached family home, boasts three reception rooms, conservatory with access to rear garden, modern kitchen, separate utility, WC, four bedrooms one en-suite bathroom and family bathroom. The property is located in a popular residential development, providing a sense of community and accessibility. The exterior showcases a landscaped front and rear garden with a driveway and garage, also complemented by dual Bay windows.

Ideally located close to many local amenities such as Dwr-Y-Felin Comprehensive School, Skewen RFC, Coedffranc Primary School, Skewen Train Station and a variety of local shops and restaurants, also having easy access to the M4 corridor and A465.

Please visit our new and improved website for more information!

GROUND FLOOR

Entrance Hallway

Radiator, tiled flooring, under stairs storage cupboard and stairs to first floor.

Study

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

W.C.

Comprising of a low level WC and wash hand basin. uPVC Frosted double glazed window to side aspect, radiator, part tiled walls and tiled flooring.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink. uPVC double glazed window to rear aspect, integrated electric oven, gas hob, dishwasher, fridge, tiled flooring and radiator.

Utility Area

uPVC double glazed window to side aspect, space and plumbing in place for washing machine, space for tumble dryer, radiator, tiled flooring and combi boiler serving domestic hot water and gas central heating.

Conservatory

uPVC French doors to access rear garden, laminate flooring, radiator.

Lounge

Laminate flooring, feature media wall, radiator and fireplace.

Reception Room

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

FIRST FLOOR

Landing

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

Bedroom One

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

En Suite

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

Bedroom Three

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

Bathroom

Comprising of a low level WC, wash hand basin and bath with mixer tap with shower over. uPVC Frosted double glazed window to rear aspect, fully tiled walls, radiator and vinyl flooring.

Bedroom Four

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

Bedroom Two

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

EXTERNALLY

Gardens

A front garden laid to lawn and path leading to property, there is also a driveway to the side offering off road parking and access to garage.

Garage

Up and over electric door.

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)

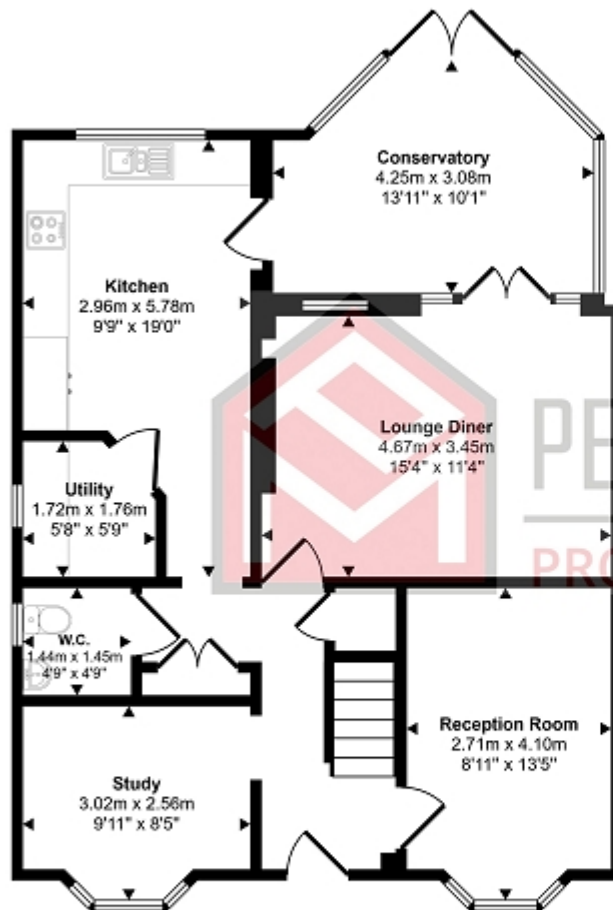
Freehold



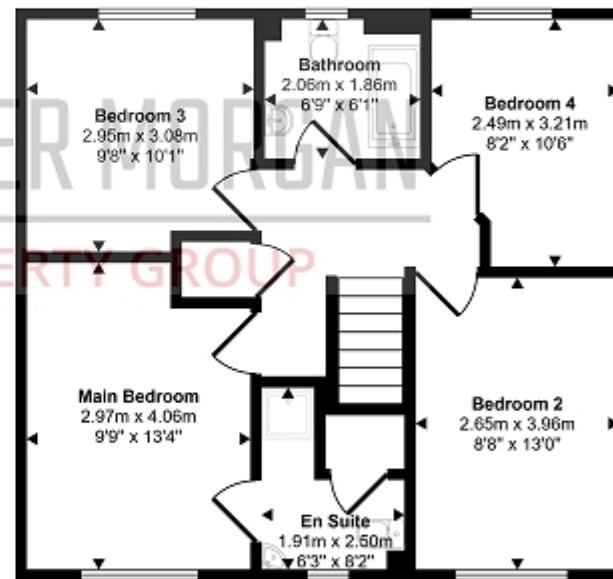




Approx Gross Internal Area
136 sq m / 1460 sq ft




Ground Floor
Approx 79 sq m / 845 sq ft



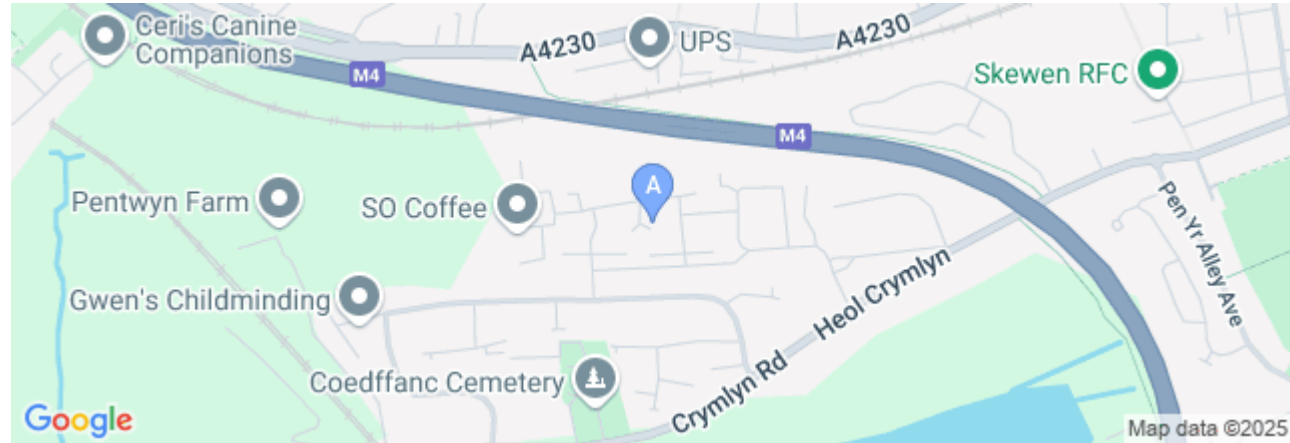
First Floor
Approx 57 sq m / 615 sq ft

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.

160 Coe Morfa, Neath, Neath Port Talbot. SA10 6EH

| Energy Efficiency Rating | | |
|--|-------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | 94 |
| (81-91) B | 84 | |
| (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.

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

PETER MORGAN



PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

