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PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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 PETER MORGAN  
PROPERTY GROUP

**12 Ynysygerwn Avenue, Aberdulais, Neath, Neath Port Talbot. SA10 8HH**



**PETER MORGAN**

**£300,000**



## Main Features

- Presented To A High Standard Through-out
- Semi-Detached Family Home
- Freehold
- Five Bedrooms
- Modern Open Plan Kitchen Diner
- Off Road Parking
- Landscaped Rear Garden With Purpose Built Outhouse
- EPC - D
- Shower Room To The Ground Floor
- Need A Mortgage? We Can Help!

## General Information

This semi-detached family home presents a modern living space with five bedrooms and one shower room on the ground floor. The open-plan kitchen diner is noteworthy for its contemporary design, which encourages interaction within the household while providing a functional cooking area. Externally, the house boasts off-road parking, making accessibility convenient. The landscaped rear garden is an impressive highlight, featuring a purpose-built outhouse, which offers potential for various uses.

Aberdulais is a friendly village located just off the A465, ideally located close to Llangatwg Community School, Cilfrew Primary School, a short drive to Catwg Primary School, Aberdulais Falls, Graig Gwladys Country Park, Neath Canal, also within easy access to the M4 corridor.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Entrance Porch

Enter through uPVC door, tiled flooring and uPVC double glazed window to side aspect.

Door to;

### Hallway

Radiator and stairs to first floor.

Door to;

### Lounge

uPVC double glazed Bay window to front aspect, uPVC double glazed window to rear aspect, log burner, two radiators and wooden flooring.

### 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 to rear aspect, electric hob with hood over, integrated, oven/grill, integrated dishwasher, plumbing and space for an American fridge freezer, integrated dishwasher, kitchen island with storage, breakfast bar with storage, radiator, tiled flooring and uPVC French doors to access rear garden.

### Rear Hallway

uPVC door to side aspect, wooden flooring and fitted cupboards.

### Shower Room

Comprising of a low level WC, wash hand basin and shower cubicle. uPVC double glazed window to side aspect, fully tiled walls, tiled flooring and towel radiator.

## FIRST FLOOR

### Landing

uPVC double glazed window to side aspect, radiator, carpeted flooring, access to loft above and airing cupboard.

Doors to;

### **Bedroom One**

uPVC double glazed window to front aspect, radiator, laminate flooring and built in single wardrobe.

### **Bedroom Two**

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

### **Bathroom**

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

### **Bedroom Four**

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

### **Hallway**

Dressing area between bedroom Three & Five. Laminate flooring and fitted wardrobes.

### **Bedroom Three**

uPVC double glazed window to rear aspect, laminate flooring and fitted wardrobes.

### **Bedroom Five**

uPVC double glazed window to rear aspect radiator and wooden flooring.

### **EXTERNALLY**

### **Gardens**

A front drive way having access to the property and side access to rear garden.

Enclosed landscaped rear garden having patio area and laid to lawn area, with steps leading to outhouse having electric and 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 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.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

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

**Current council tax banding** B

**Current heating type** Oil

**Tenure (To be confirmed)** Freehold





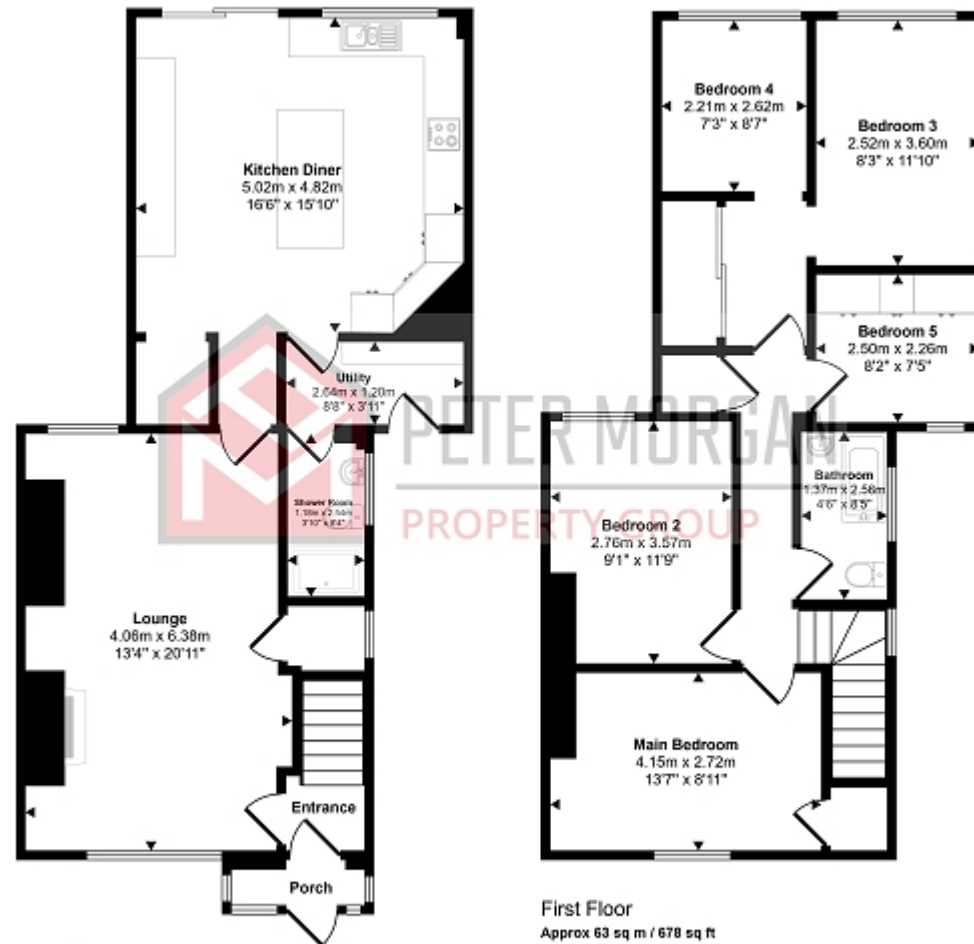








Approx Gross Internal Area  
129 sq m / 1381 sq ft



Ground Floor  
Approx 66 sq m / 713 sq ft

First Floor  
Approx 63 sq m / 678 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.

# 12 Ynysgerwn Avenue, Aberdulais, Neath, Neath Port Talbot. SA10 8HH

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	60	
(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.

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33-35 Windor Road, West Glamorgan SA11 1NB	33-35 Windor Road, West Glamorgan SA11 1NB	The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	16 Dunraven Place, Mid Glamorgan CF31 1JD	Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	21 Bridge Street, Carmarthen SA31 3JS	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.

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