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PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

20 Crud Yr Awel, Neath, Neath Port Talbot. SA10 7PG

Offers Over £180,000

Main Features

- Semi-Detached Family Home
- Freehold
- Sought After Location
- EPC - C
- Three Bedrooms
- Enclosed Rear Garden
- Approximately 1.1 Miles To Neath Town Centre
- Two Reception Rooms
- Bathroom To Ground Floor & Shower Room To First Floor
- Need A Mortgage? We Can Help!

General Information

An opportunity to purchase this semi detached property, in a desirable location. Internally the property offers two reception rooms, kitchen and bathroom to the ground floor and three bedrooms and shower room to the first floor, also having an enclosed rear garden.

Close to many local amenities such as Dwr-y-felin Comprehensive School, Neath Port Talbot College, Bryncoch Inn, Dyffryn Arms Restaurant, Longford Waterfalls, Bryncoch Primary School, a short distance to Neath Town centre and easy access to the A465 and M4 corridor.

An early viewing is a must as we expect a high demand of interest!

GROUND FLOOR

Hallway

uPVC door to side aspect, wood-effect laminate flooring, staircase to first floor and doors to:

Bathroom

Comprising of a low level WC, pedestal wash hand basin and panelled bath with shower over. uPVC double glazed window, heated chrome towel rail and tiled walls.

Dining Room

uPVC double glazed window to front aspect, radiator and wood-effect laminate flooring.

Lounge

uPVC double glazed window to front aspect, radiator, wood-effect laminate flooring, range of fitted shelving and cupboards as part of a media wall and fitted storage cupboard under the stairs.

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, plumbing in place for washing machine & dishwasher, space for tumble dryer, radiator, tiled flooring and gas hob with cooker hood over.

FIRST FLOOR

Landing

Stained glass window to rear, carpeted flooring and access to loft above.

Bedroom One

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

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.

Bathroom

Comprising of a low level WC, wash hand basin and corner shower cubicle with rainfall shower head. Frosted window to rear aspect, heated towel rail, tiled flooring, stone-effect wall tiles, inset ceiling spotlights, fitted storage and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

EXTERNALLY

Gardens

Front garden having decorative stone with steps down to front door and side lane to rear garden.

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

Current council tax banding

B

Current heating type

Combi

Tenure (To be confirmed)

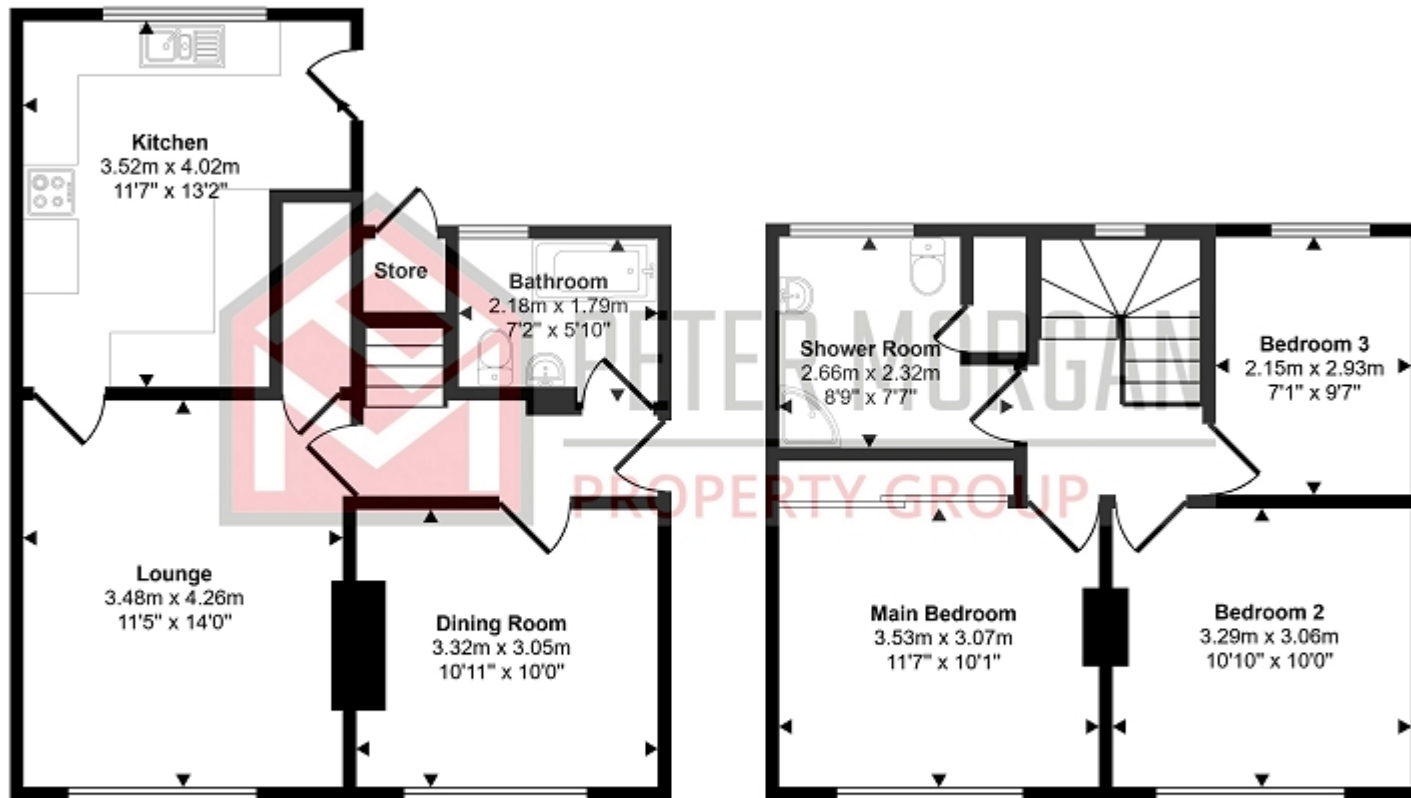
Freehold







Approx Gross Internal Area
93 sq m / 1003 sq ft



Ground Floor
Approx 50 sq m / 543 sq ft

First Floor
Approx 43 sq m / 460 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	69	
(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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