

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



45 Furzeland Drive, Neath, West Glamorgan, SA10 7UG

£450,000



PETER MORGAN

Main Features

- Detached Family Home
- Presented To A High Standard
- Highly Sought After Village Location
- 2 Shower Rooms & 1 Family Bathroom
- South West Facing Enclosed Rear Garden
- Off Road Parking For Multiple Vehicles.
- Freehold
- Five Bedrooms
- EPC - TBC / Council Tax Band - F
- Need A Mortgage? We Can Help!

General Information

A fantastic opportunity to purchase this five bed detached home boasting two shower rooms, one bathroom with 'Slipper' bath, four reception rooms, a modern kitchen and separate utility room. Features off-road parking with a private enclosed rear garden, ideal for families and entertaining.

Situated in a sought after village location with great access to local schools, (church in Wales, Blaenhonddan Primary, Dwr-y-felin, Neath College, Bryncoch Inn, & the Dyffryn pub) plus, excellent transport links to town centre, A465 and M4.

Perfect for families seeking comfort, convenience and space to grow.

GROUND FLOOR

Hallway

Laminate flooring, radiator and stairs to first floor with storage underneath.
Doors to;

Lounge

uPVC double glazed Bay window to front aspect, radiator, carpeted flooring and feature limestone fireplace with gas fire.

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, dual Velux sky light, wine cooler, integrated dishwasher, cooker hood with tiled splashback, space for gas cooker, two radiators and laminate flooring.

Shower Room

Comprising of a low level WC, wash hand basin and double shower cubicle with power shower. uPVC double glazed Frosted window to rear aspect, laminate flooring and towel radiator.

Utility Room

Appointed with matching wall and base units with work tops over. uPVC double glazed window to rear aspect, plumbing in place for washing machine and tumble dryer, laminate flooring and radiator.
Door to access rear.

Dining Room

uPVC window to side aspect, radiator and laminate flooring.
uPVC patio doors to rear aspect.

FIRST FLOOR

Landing

Carpeted flooring, access to loft above and airing cupboard with Worcester boiler serving domestic hot water and gas central heating.
Doors to;

Bedroom Four

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

Bedroom One

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

Bedroom Two

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

Bathroom

Comprising of a low level WC, wash hand basin with under sink storage, and roll top bath. uPVC double glazed window to rear aspect tiled flooring and radiator.

Bedroom Five

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

Shower Room

Comprising of a low level WC and shower cubicle with tile surround. uPVC Frosted double glazed window to side aspect, tiled flooring and radiator.

Bedroom Three

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

EXTERNALLY

Gardens

Southwest facing enclosed rear garden, laid to lawn boasting a patio terrace and summer house.

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)

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

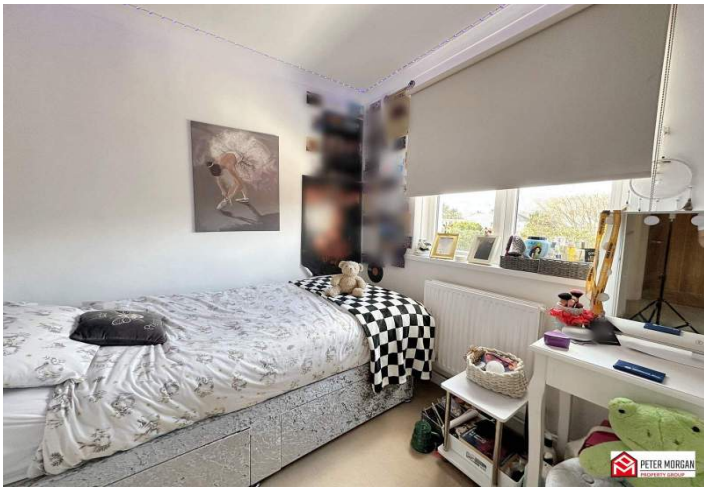
Mains Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

Current council tax banding F

Current heating type Gas

Tenure (To be confirmed) Freehold







Approx Gross Internal Area
169 sq m / 1822 sq ft




Ground Floor
Approx 99 sq m / 1068 sq ft

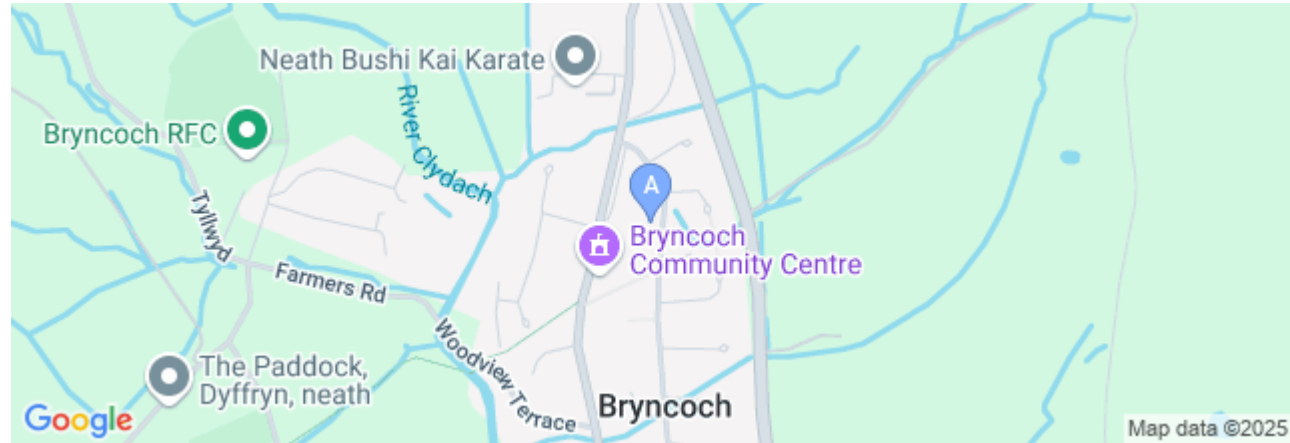
First Floor
Approx 70 sq m / 754 sq ft

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	
(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.

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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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