

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



7 Llys Catwg, Glynneath, Neath, West Glamorgan, SA11 5HL



PETER MORGAN

£170,000

Main Features

- Popular Village Location
- Semi-Detached Property
- Freehold
- Three Bedrooms
- Off Road Parking
- EPC - C / Council Tax Band - B
- Gas Central Heating
- Enclosed Rear Garden
- Close To Local Amenities
- Need A Mortgage? We Can Help!

General Information

This semi-detached house features three bedrooms and one bathroom, ideal for families or those seeking extra space. The exterior of the property is well-maintained, with a distinct entrance that leads to the main living areas. Inside, the property includes two reception rooms, providing ample space for both relaxation and entertainment. Externally the property offers off road parking to the front and an enclosed rear garden with out-house.

Situated close to many local amenities, including Vale of Neath Pharmacy, two primary schools, Water Fall Country, Tesco Express and Vale of Neath Leisure Centre, whilst also having easy access to the A465 and benefits excellent public transport links.

GROUND FLOOR

Entrance Hallway

Stairs to first floor, vinyl flooring, radiator and under stairs cupboard.

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, space for undercounter fridge, plumbing in place for washing machine, space for free standing cooker, radiator, tile effect laminate flooring and consumer unit location.

Dining Room

uPVC double glazed window to front aspect, radiator, kitchen cupboard with work top over and tile effect laminate flooring.

Dining Area

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

FIRST FLOOR

Landing

uPVC double glazed window to front aspect and carpeted flooring.

Doors to;

Bedroom Three

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

Bedroom One

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

Bedroom Two

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

Bathroom

Comprising of a low level WC, wash hand basin and bath with shower over. uPVC double glazed Frosted window to side aspect, part tiled walls, towel radiator, vinyl flooring and combi boiler serving domestic hot water and gas central heating.

EXTERNAL

Gardens

Rear enclosed garden with gate access to side of house. Garden has raised patio area with laid turf with Cabin to rear which has power.

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

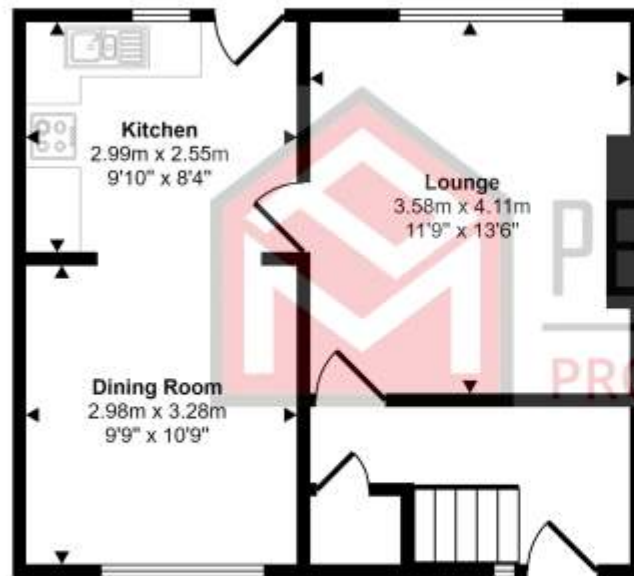
Mains Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

Current council tax banding	B
Current heating type	Combi
Tenure (To be confirmed)	Freehold





Approx Gross Internal Area
80 sq m / 857 sq ft




Ground Floor
Approx 40 sq m / 431 sq ft



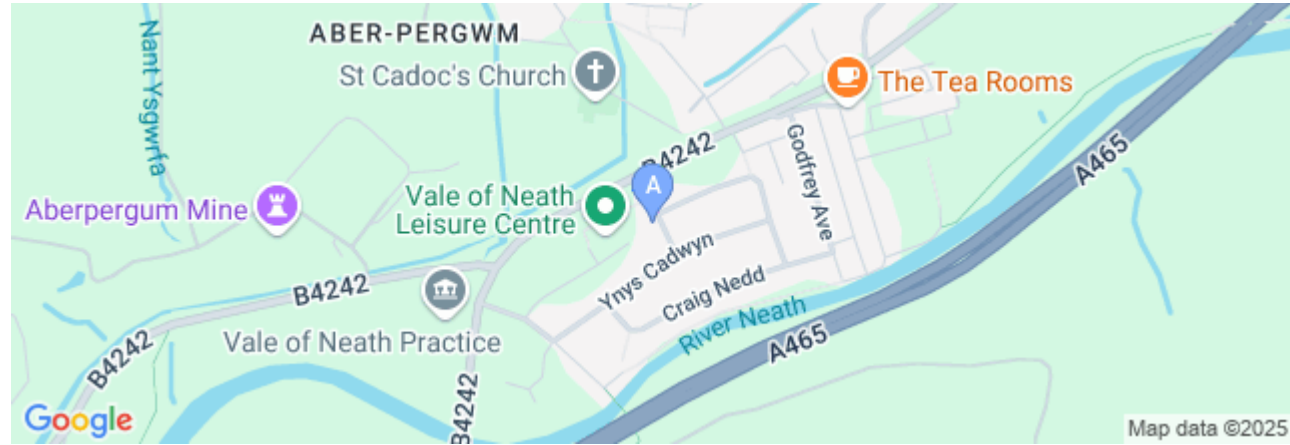
First Floor
Approx 40 sq m / 426 sq ft

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.

7 Llys Catwg, Glynneath, Neath, West Glamorgan, SA11 5HL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 Hub

npt@petermorgan.net
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 Hub

talbotgreen@petermorgan.net
lettings@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Carmarthen Hub

carmarthen@petermorgan.net
lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Cardiff Hub

cardiff@petermorgan.net
lettingscd@petermorgan.net

144 Crwys Road,
Cathays
Cardiff
CF24 4NP

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

