

**ESTAS**  
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**BEST IN POSTCODE  
WINNER 2025**

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**PETER MORGAN**

**4 Chestnut Close, Neath, Neath Port Talbot, SA10 7AU**

**£325,000**

### Main Features

- Attractive Detached Family Home
- Highly Sought After Location
- Freehold
- Two Double Bedrooms & Two Reception Rooms
- Two Enclosed Rear Gardens
- Ample Off Road Parking
- Combi Boiler & uPVC Double Glazed Windows
- Family Kitchen & Separate Utility
- Need A Mortgage? We Can Help!

### General Information

This appealing detached house features two double bedrooms and is located in a highly sought-after area, indicating a family-friendly environment. The main entrance leads into a well-structured interior with two reception rooms that provide ample space for living and entertaining. The property boasts a family kitchen, complemented by a separate utility area, facilitating convenience in daily routines.

The kitchen is designed with practicality in mind, showcasing modern fixtures and ample cabinetry. It includes double-glazed windows installed throughout, ensuring energy efficiency and a bright atmosphere. Heating is provided by a reliable gas combi boiler, contributing to a comfortable living experience.

Externally, the property benefits from two enclosed rear gardens, ideal for outdoor activities or relaxation. The exterior design allows for privacy while offering ample off-road parking, making it practical for families or visitors. The garden spaces can be tailored for leisure or gardening, accommodating various outdoor interests.

Nearby amenities enhance the property's appeal. Located within a short distance is a local bar and grill, providing dining options. For families, Blaenhonddan Primary School is conveniently accessible, ensuring educational facilities are within reach for young residents.

Additionally, recreational spaces such as Caewern Park and local playing fields

offer opportunities for outdoor activities. Essential services, including a post office and convenience stores, are also nearby, ensuring all daily necessities are easily reachable. Overall, this property in this location boasts practical features alongside convenient access to local amenities and services.

### GROUND FLOOR

#### Entrance Hallway

Carpeted flooring, radiator and stairs to first floor.

#### Lounge/diner

Dual uPVC double glazed window to front aspect, electric fire place, carpeted flooring and radiator.  
French doors to;

#### Reception Room

Velux window to side aspect, radiator and laminate flooring.  
uPVC French doors to;

#### 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 front aspect, space for free standing cooker, cooker hood, stainless steel splashback.  
radiator and tiled flooring.

#### Utility Room

Appointed with wall and base units with work tops over. uPVC window to side aspect, traditional rose sink unit, plumbing in place for washing machine, under counter space for tumble dryer and fridge freezer, laminate flooring and combi boiler serving domestic hot water and gas central heating.

## W.C.

Low level WC, wash hand basin, radiator and tiled flooring.

## FIRST FLOOR

### Landing

uPVC window to front aspect, carpeted flooring, radiator, airing cupboard and access to loft above.

Doors to;

### Bedroom One

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

### Bathroom

Comprising of a low level WC, wash hand basin and bath with electric shower. Velux window to front aspect, tile effect vinyl flooring and towel radiator.

### Bedroom Two

uPVC window to side aspect, radiator, carpeted flooring and dual built in storage cupboards,

## EXTERNALLY

### Gardens

Ample off road parking to front aspect.

Two side gardens having laid to lawn area, patio area and matured shrubs.

### 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](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

### Viewings

Strictly By Appointment Only

### Utilities

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

### Current council tax banding

D

### Current heating type

Gas

### Tenure (To be confirmed)

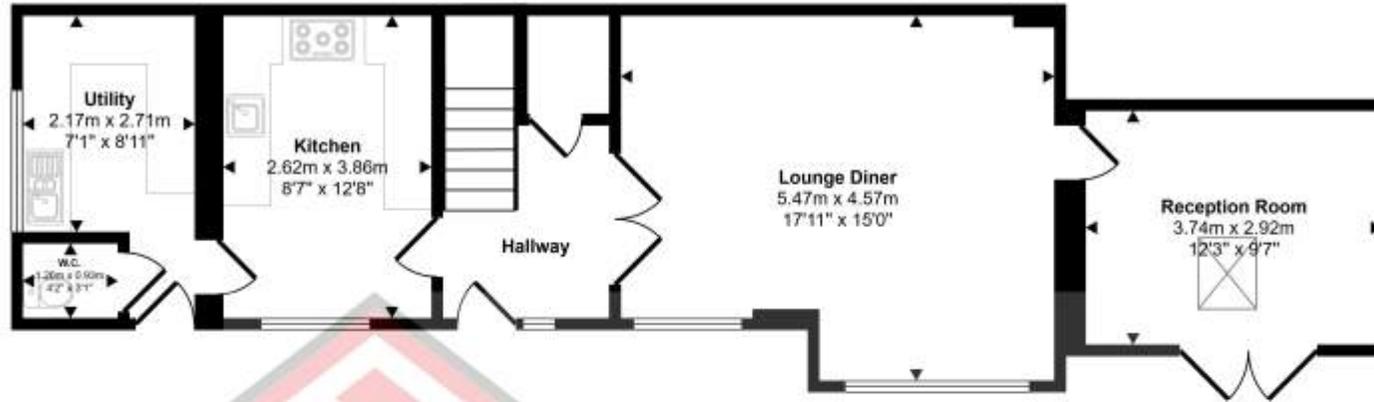
Freehold



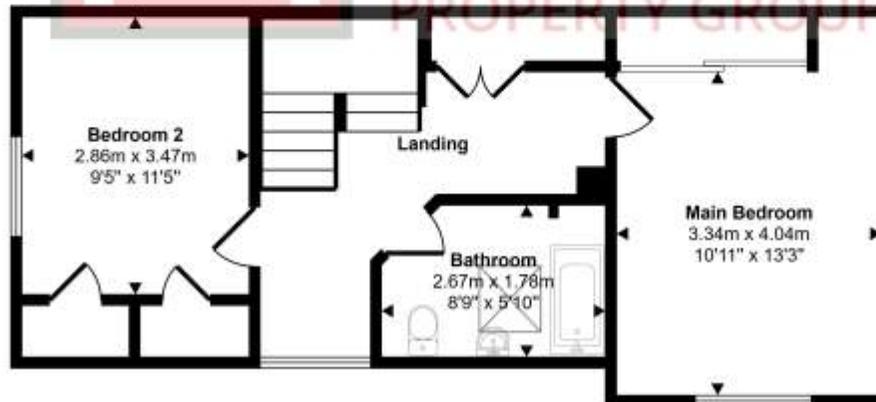




Approx Gross Internal Area  
111 sq m / 1196 sq ft



Ground Floor  
Approx 64 sq m / 685 sq ft



First Floor  
Approx 47 sq m / 510 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.

## 4 Chestnut Close, Neath, Neath Port Talbot, SA10 7AU

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(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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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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