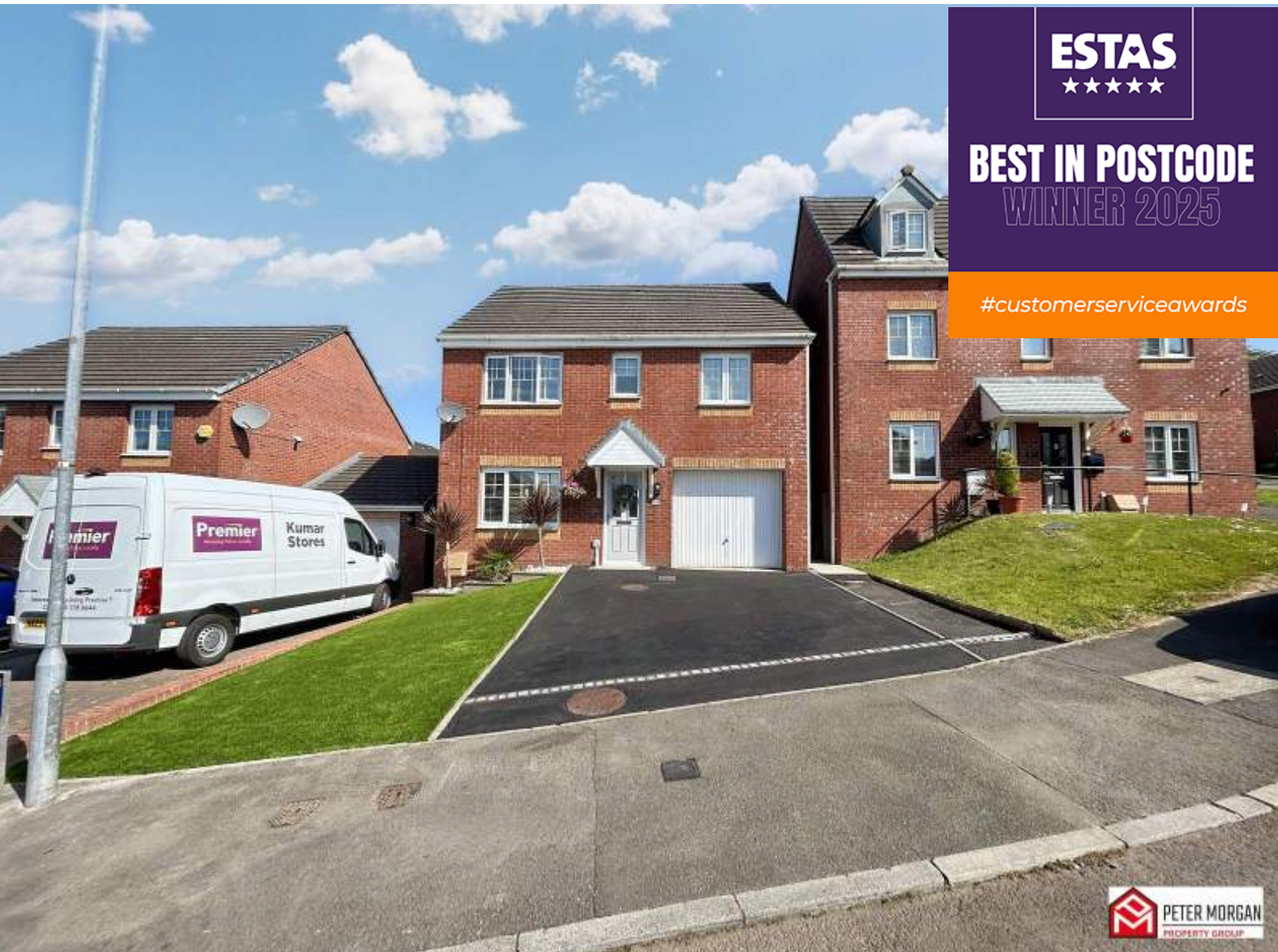


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**PETER MORGAN**

**40 Edith Mills Close, Neath, Neath Port Talbot, SA11 2JL**

**£285,000**

### **Main Features**

- Highly Sought After Location
- Detached Family Home
- Four Bedrooms
- Freehold
- Presented To A High Standard Throughout
- Off Road Parking
- EPC - D / Council Tax Band - E
- Gas Central Heating
- Family Bathroom, WC & En-suite
- Need A Mortgage? We Can Help!

### **General Information**

This detached family home features four well-appointed bedrooms and one bathroom, along with an en-suite bathroom for added convenience. The property is situated in a highly sought-after location, making it an ideal choice for families seeking proximity to local amenities and schools. The home is presented to a high standard throughout, showcasing effective use of space and modern conveniences.

The outdoor area is well-maintained and offers off-road parking as well as additional outdoor living space to rear. The extended patio features easy access from the kitchen, providing a multifunctional area suitable for gatherings or quiet evenings. This outdoor space allows for various configurations to suit different activities, whether for family playtime or relaxation.

The property is conveniently located near various local amenities. Residents can enjoy nearby recreational areas such as Parc Jersey Park, Melyn Park, providing green spaces for outdoor activities. Families will appreciate the proximity to Ysgol Carreg Hir, ensuring easy access to primary education for children. The local sports club, Briton Ferry Llansawel FC, offers opportunities for community engagement and sportsmanship.

### **GROUND FLOOR**

#### **Entrance Hallway**

New uPVC double glaze door front, tiled flooring, radiator and stairs to first floor.

#### **Lounge**

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

#### **Kitchen**

Open plan kitchen appointed with a range of matching wall and base units with wood-effect work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window to rear aspect, space for range cooker, integrated fridge freezer, integrated dishwasher, wood-effect flooring and French doors to access rear garden.

Door to;

#### **Utility Room**

Space for American style fridge freezer, plumbing in place for washing machine, plumbing in place for dishwasher, extractor fan, wood-effect flooring and combi boiler serving domestic hot water gas central heating.

uPVC door to rear aspect.

#### **W.C.**

Comprising of a low level WC and corner wall wash basin. Radiator and tile-effect flooring.

#### **Study**

Wood effect flooring and radiator.

### **FIRST FLOOR**

#### **Landing**

Carpeted flooring, radiator and access to loft above.

Doors to;

### Bedroom One

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

Door to;

### En Suite

Comprising of a low level WC, wash hand basin and shower cubicle with mains shower and waterfall attachment. uPVC window to front aspect, extractor fan and herringbone wood effect flooring.

### Bedroom Two

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

### Bedroom Three

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

### Bedroom Four

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

### Bathroom

Comprising of a low level WC, vanity wash hand basin and bath with shower over. Frosted double glazed window, heated towel rail and tile flooring.

### 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 [pmfinancial@petermorgan.net](mailto: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** E

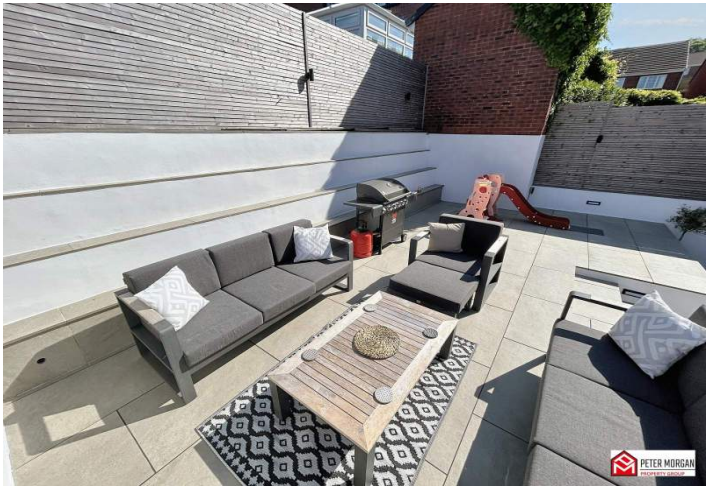
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold

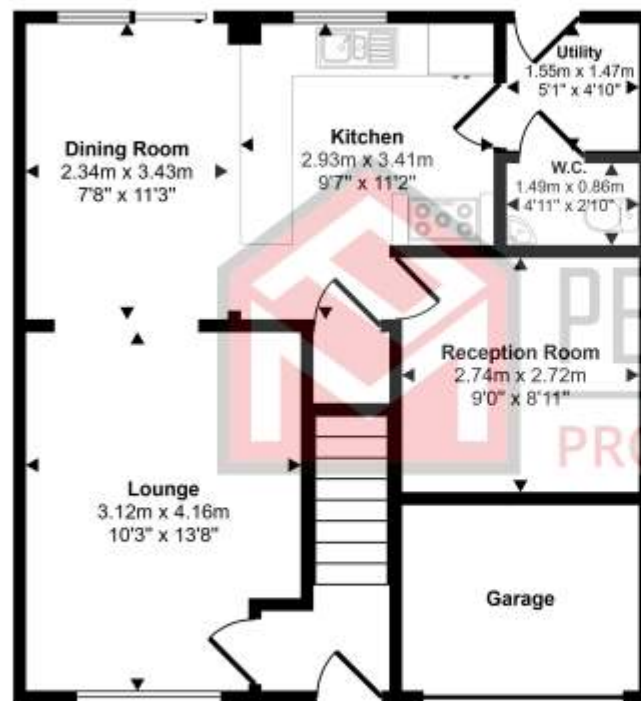




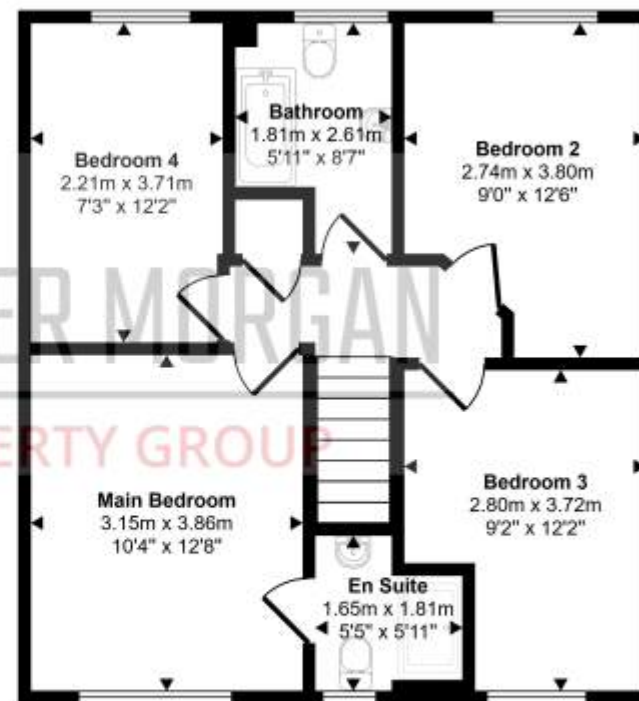




Approx Gross Internal Area  
109 sq m / 1176 sq ft



Ground Floor  
Approx 55 sq m / 590 sq ft




First Floor  
Approx 54 sq m / 586 sq ft

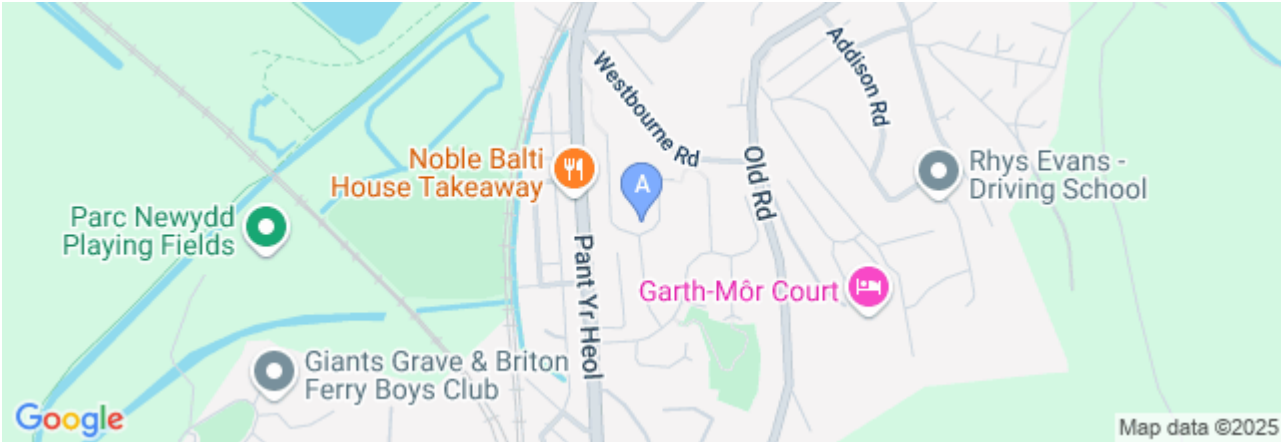
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



40 Edith Mills Close, Neath, Neath Port Talbot, SA11 2JL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(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	Neath Financial Services	Bridgend Sales Hub	Talbot Green Hub	Carmarthen Hub	Cardiff Hub
npt@petermorgan.net lettings@petermorgan.net  33-35 Windor Road, West Glamorgan SA11 1NB	team@pmfinancial.net  The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	bcb@petermorgan.net  16 Dunraven Place, Mid Glamorgan CF31 1JD	talbotgreen@petermorgan.net lettingstg@petermorgan.net  Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	carmarthen@petermorgan.net lettingscm@petermorgan.net  21 Bridge Street, Carmarthen SA31 3JS	cardiff@petermorgan.net lettingscd@petermorgan.net  144 Crwys Road, Cathays Cardiff CF24 4NP

# PETER MORGAN



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## Neath Port Talbot Branch

35 Windsor Road, Neath. SA11 1NB

npt@petermorgan.net

VAT No : **821850148**

**www.petermorgan.net**  
**03300 563 555**



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