



ESTAS
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**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



PETER MORGAN

82 Cae Morfa, Neath, Neath Port Talbot, SA10 6EH

£350,000

Main Features

- Popular Residential Development
- Detached Family Home
- Four Bedrooms & Three Reception Rooms
- Driveway Providing Off Road Parking & Garage
- Master Bedroom Having En-suite
- Enclosed Rear Garden
- EPC - D / Council Tax Band - TBC
- Gas Central Heating
- Leasehold
- Need A Mortgage? We Can Help!

General Information

This detached family home features four bedrooms and three reception rooms, providing ample living space for a family. The property is located in a popular residential development and includes off-road parking as well as a garage.

The rear garden is enclosed, providing privacy and is suitable for outdoor activities. The roof is topped with tiles, enhancing the property's visual appeal and durability.

The interior of the house includes a master bedroom with an en-suite bathroom, ensuring convenience for the residents. There are also three additional bedrooms, catering to family or guest requirements. The layout allows for comfortable living and entertaining within the designated reception rooms.

Ideally located close to many local amenities such as Dwr-Y-Felin Comprehensive School, Skewen RFC, Coedffranc Primary School, Skewen Train Station and a variety of local shops and restaurants, also having easy access to the M4 corridor and A465.

GROUND FLOOR

Entrance Hallway

Laminate flooring, radiator, stairs to first floor and storage cupboard.

Dining Room

uPVC Bay window to front aspect, radiator and carpeted flooring.

Study

uPVC Bay window to front aspect, radiator and laminate flooring.

Lounge

uPVC French doors to rear garden, uPVC double glazed window to rear aspect and carpeted flooring.

W.C.

Comprising of a low level WC and wash hand basin. Radiator and tiled flooring.

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, gas hob with cooker hood, electric oven, radiator, tiled flooring and combi boiler serving domestic hot water and gas central heating.

Landing

radiator, carpeted flooring and access to the loft above.
Doors to;

Bedroom One

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

En Suite

Comprising of a low level WC, wash hand basin and shower cubicle. uPVC Frosted double glazed window to front aspect, radiator, tiled flooring, extractor fan and airing cupboard.

Bedroom Three

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

Bathroom

Comprising of a low level WC, wash hand basin and bath. uPVC frosted double glazed window to rear aspect, radiator, part tiled walls and tiled flooring.

Bedroom Two

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

Bedroom Four

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

EXTERNALLY

Gardens

Front driveway having access to the garage and laid to lawn area.

Enclosed rear garden laid to lawn with mature shrubs and patio area.

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.

Leasehold details

£150 per year

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

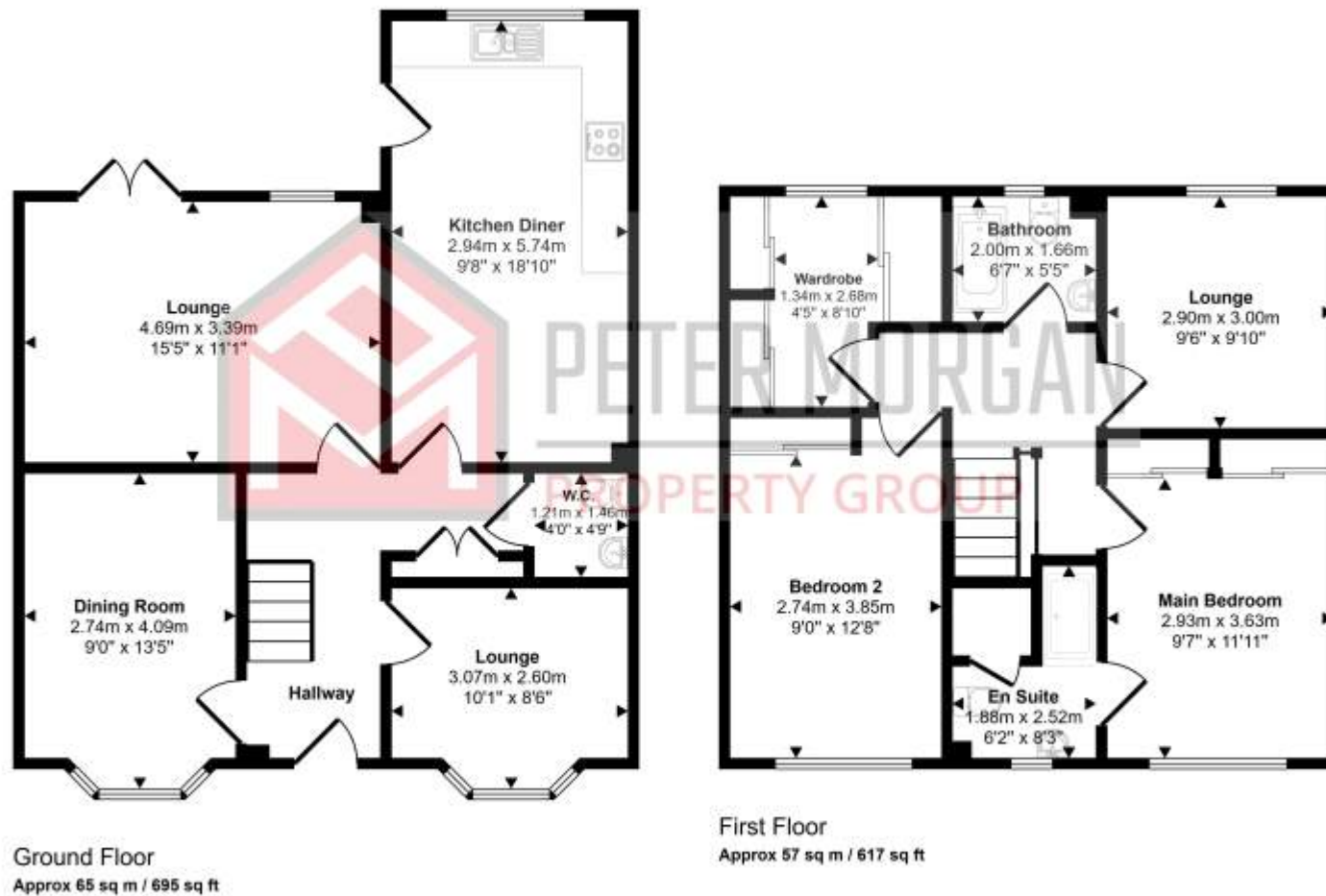
Tenure (To be confirmed) Leasehold








Approx Gross Internal Area
122 sq m / 1312 sq ft

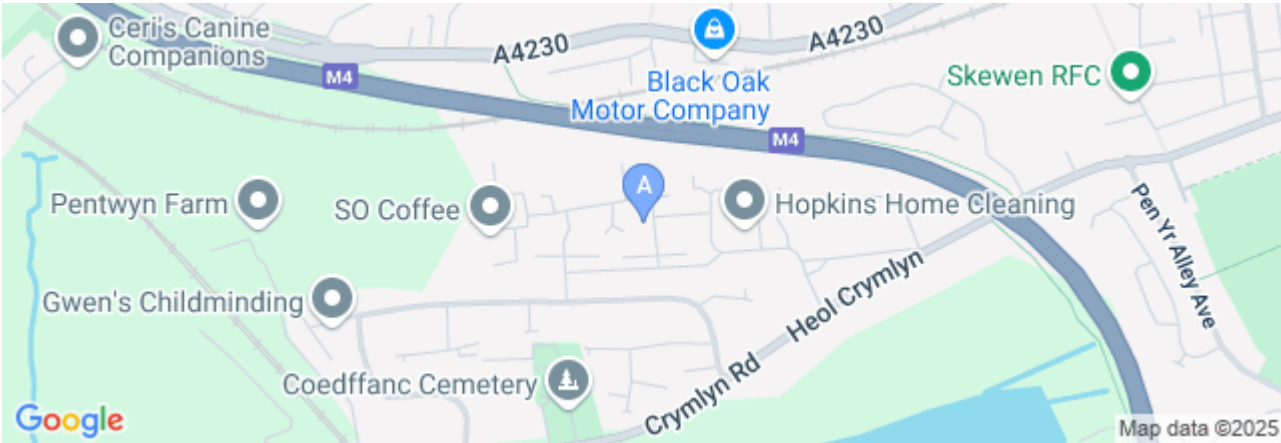


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(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

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PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE

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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.

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

