

ESTAS
★★★★★

**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



PETER MORGAN

2 Brynau Wood, Neath, Neath Port Talbot, SA11 3YQ

£225,000

Main Features

- 3 bedroom detached home
- Indoor / outdoor living
- Lounge and open plan kitchen / dining room
- Garage and off road parking
- No ongoing chain
- Conveniently located to Cefn Season Comprehensive School, Crynallt Infant School, Tesco Express and many other local amenities
- Having easy access links to the A465 and M4 corridor
- uPVC double glazing and combi gas central heating
- Council Tax Band: D. EPC: C
- Need a mortgage? We can help.

General Information

THREE BEDROOM DETACHED HOUSE OFFERED WITH NO CHAIN INDOOR/ OUTDOOR LIVING AND MORE!

Conveniently located to Cefn Season Comprehensive School, Crynallt Infant School, Tesco express and many other local amenities, whilst also having easy access links to the A465 and M4 corridor.

This home comprises ground floor entrance hall, lounge and open plan kitchen/ dining room. First floor landing, family bathroom and 3 bedrooms. The property benefits from uPVC double glazing and combi gas central heating.

GROUND FLOOR

Hallway

uPVC double glaze door and side panel window. Wood effect flooring. Radiator.

Lounge

uPVC double glazed window. Fitted carpet. Plastered walls and ceiling. Radiator. Access to storage.

Kitchen / Dining Room

uPVC double glazed sliding doors to rear. Dual aspect uPVC double glazed windows A range of wall mounted and base units with contrasting marble effect worktops. Integrated fridge freezer. Stainless steel sink with drainer and central mixer tap. Integrated gas hob and integrated electric oven. Wall mounted stainless steel extractor fan. Wood effect flooring. Radiator.

FIRST FLOOR

Landing

uPVC double glazed window. Fitted carpet. Loft access.

Family Bathroom

uPVC double glazed window. 3 piece suite comprising bath with overhead shower and wall mounted glass shower screen, WC, wash hand basin with central mixer tap housed in vanity base unit. Wood effect flooring. Fully tiled walls. Wall mounted heated towel rail.

Bedroom 1

uPVC double glazed window. Fitted carpet. Plastered walls and ceiling. Storage cupboard housing Baxi combi central heating boiler. Radiator.

Bedroom 2

uPVC double glazed window. Fitted carpet. Plastered walls and ceiling. Built-in wardrobes.

Bedroom 3

uPVC double glazed window. Fitted carpet. Plastered walls and ceiling. Radiator. Access to storage.

EXTERIOR

Front Garden

Rear Garden

Enclosed garden, laid to paved patio. Area of lawn. Side access to front of property. Access to garage.

Garage

Leasehold details

Please note that the vendor is currently in the process of purchasing the Freehold title. The property will be Freehold on completion.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at sales@petermorgan.net (fees will apply on completion of the mortgage).

General Information

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

Current council tax banding

D

Current heating type

Combi

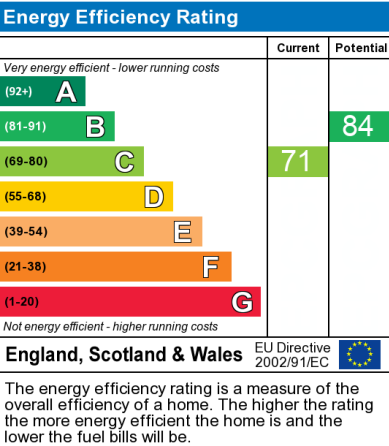
Tenure (To be confirmed)

Freehold





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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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