

PETER MORGAN

**31 Underwood Road, Cadoxton, Neath, Neath Port Talbot, SA10 8BU**

**£250,000**

### **Main Features**

- 3 bedroom semi detached
- Open plan lounge/ dining room
- Fitted kitchen
- Bathroom and cloakroom
- Parking to front and tiered landscaped rear garden
- Conveniently located for local schools, shops and other amenities
- Having easy road links to the Neath Town Centre, the A465 and M4 Corridor
- uPVC double glazing and gas central heating
- Council Tax Band: C. EPC: TBC
- Need a mortgage? We can help.

### **General Information**

THREE BEDROOM SEMI DETACHED HOME WITH OFF ROAD PARKING AND TIERED LANDSCAPED REAR GARDEN.

Conveniently located for local schools, shops and other amenities whilst having easy road links to the Neath Town Centre, the A465 and M4 Corridor.

This home has accommodation comprising ground floor entrance hallway, open plan lounge/dining room, kitchen and bathroom bathroom. First floor landing and 3 bedrooms. Off road parking to the front and tiered landscaped rear garden. Benefitting from uPVC double glazing and gas central heating.

### **GROUND FLOOR**

#### **Entrance Hallway**

Composite front door. Grey radiator. Wood effect flooring.

#### **Open Plan Lounge/ Dining Room**

uPVC double glazed window to front and uPVC double glazed window to rear. Wood effect flooring. Plastered walls and ceiling. Fireplace with wood mantel. Radiators. Decorative light fittings.

### **Kitchen**

uPVC double glazed window. A range of wall mounted and base units with Oak worktops. Integrated gas hob and electric oven. Stainless steel sink with drainer. Plumbing for washing machine. Space for tumble dryer. Tiled floor.

### **Family Bathroom**

uPVC double glazed window. 3 piece suite comprising close coupled W.C, wash hand basin set in vanity base unit and panelled bath with overhead rainfall shower. Tiled splash back. Wood effect flooring. Radiator. Extractor fan.

### **FIRST FLOOR**

#### **Landing**

uPVC double glazed window. Fitted carpet. Plastered walls and ceiling. Doors to bedrooms.

#### **Bedroom 1**

uPVC double glazed window to front. Fitted carpet. Built-in wardrobes with glass sliding doors. Door to..

#### **En-Suite Cloakroom**

2 piece suite comprising W.C and wash hand basin. Plastered walls and ceiling. Wood effect flooring.

#### **Bedroom 2**

uPVC double glazed window to rear. Fitted carpet. Plastered walls and ceiling.

#### **Bedroom 3**

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

### **EXTERIOR**



### Front Garden

Off road parking to front. Pedestrian gate to rear.

### Rear Garden

Landscaped tiered rear garden. Laid to paved patio. Undercover seating area. Artificial turf areas. Steps leading to decking areas. Wood fence surround.

### 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

C

### Current heating type

Gas

### Tenure

Freehold



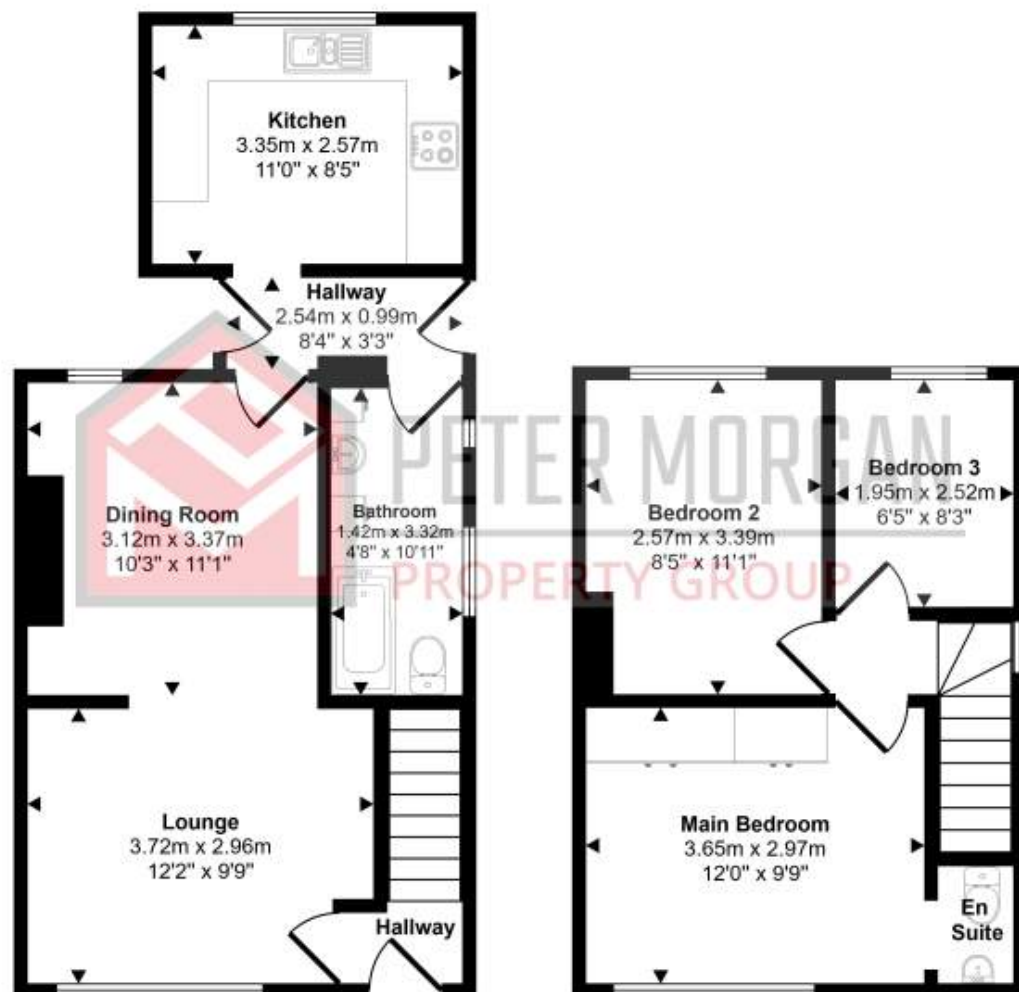








Approx Gross Internal Area  
72 sq m / 777 sq ft



Ground Floor  
Approx 42 sq m / 455 sq ft

First Floor  
Approx 30 sq m / 322 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.

Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92+) A                                     |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (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.

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