

ESTAS
★★★★★

**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



PETER MORGAN

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

£250,000

Main Features

- 3 bedroom semi detached house
- Open plan kitchen/ dining room
- Family bathroom, ensuite and cloakroom
- Enclosed garden to rear
- Off road parking
- Having easy access to the M4 corridor and A465
- Conveniently located for local schools and amenities such as Skewen Train Station and a variety of local shops and restaurants
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC:
- Need a mortgage? We can help

General Information

This semi detached family home features three bedrooms, bathroom and ensuite. The property is located in a popular residential development and includes off-road parking.

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.

This home has accommodation comprising ground floor hallway, cloakroom, lounge and open plan kitchen/ dining room. First floor landing, family bathroom and 3 bedrooms, bedroom 1 having ensuite shower room. The property benefits from uPVC double glazing and combi gas central heating.

GROUND FLOOR

Hallway

uPVC double glazed composite front door. Wood effect flooring. Plastered walls and ceiling. Radiator.

Cloakroom

uPVC double glazed window. 2 piece suite comprising W.C and wash hand basin.

Lounge

uPVC double glazed window to front. uPVC double glazed patio doors to rear. Fitted carpet. Plastered walls and ceiling. Radiator.

Kitchen / Dining Room

uPVC double glazed windows to front and rear. A range of wall mounted and base units with marble effect worktops. Stainless steel sink with drainer and central mixer tap. Integrated gas hob and electric oven. Integrated fridge freezer. Tile effect flooring.

FIRST FLOOR

Landing

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

Family Bathroom

uPVC double glazed window. 3 piece suite comprising W.C, wash hand basin with central mixer tap and panelled bath with tiled splashback. Tile effect flooring. Plastered walls and ceiling.

Bedroom 1

uPVC double glazed window to front. Fitted carpet. Fitted wardrobes with part mirror front doors. Plastered walls and ceiling. Door to..

En-suite shower room

3 piece suite comprising shower enclosure with electric shower and sliding glass doors, W.C and wash hand basin with central mixer tap. Wood effect flooring. Plastered ceiling. Radiator. Extractor fan.

Bedroom 2

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

Bedroom 3

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

EXTERIOR

Front Garden

Rear Garden

Enclosed rear garden with decking. Laid to lawn. Paved patio to side. Gate leading to off-road parking.

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.

Leasehold details

125 years from 1/05/2010
Ground Rent £150 per annum

Viewings

Strictly By Appointment Only

Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Current council tax banding

C

Current heating type

Combi

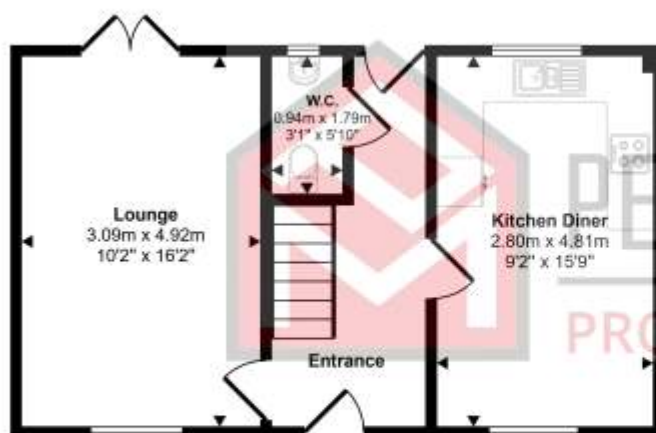
Tenure

Leasehold

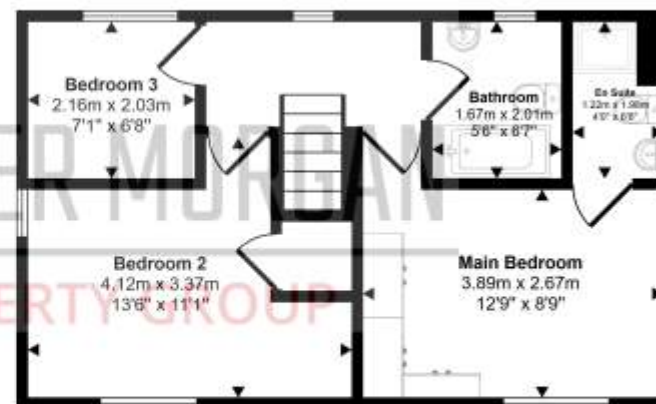




Approx Gross Internal Area
80 sq m / 856 sq ft



Ground Floor
Approx 40 sq m / 429 sq ft



First Floor
Approx 40 sq m / 427 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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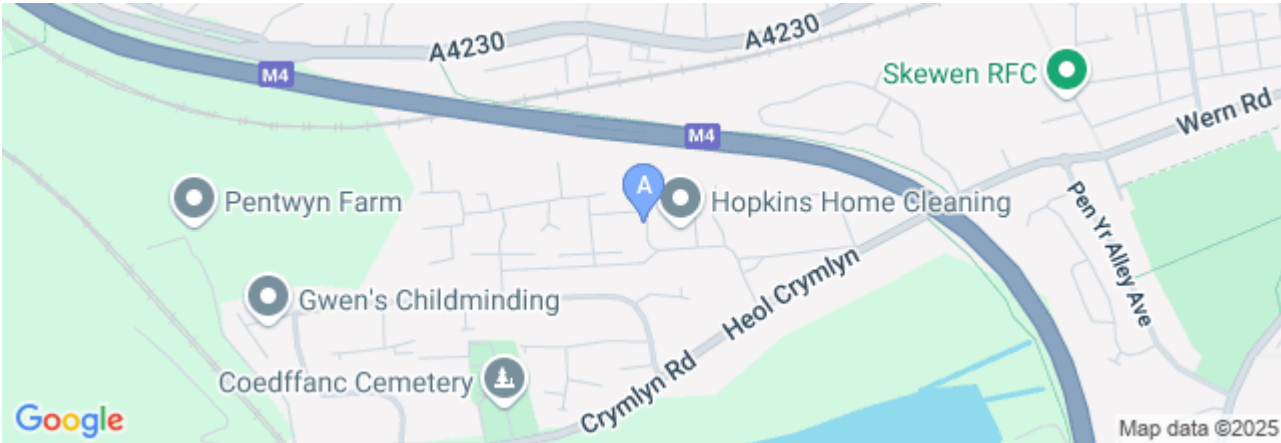
Energy Efficiency Rating

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

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