

ESTAS
★★★★★

**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



PETER MORGAN

9 Ash Grove, Neath, Neath Port Talbot, SA11 3ST

£175,000

Main Features

- Mid Terraced Property
- Village Location
- Three Bedrooms & One Reception Room
- Off Road Parking To Front
- Bathroom To Ground Floor & WC To First
- Freehold
- Gas Central Heating
- Close To Local Amenities
- Council Tax Band: B. EPC: TBC
- Need A Mortgage? We Can Help!

General Information

This three-bedroom terraced house offers comfortable living in a convenient and family-friendly setting, close to many local amenities such as the local shops, Crynallt Primary School and Cefn Saeson Comprehensive School and The Gnoll Country Park.

The accommodation briefly comprises a welcoming lounge, a fitted kitchen, and a ground floor bathroom. Upstairs, you'll find three well-proportioned bedrooms, perfect for family living or home office use.

To the rear, the property benefits from an enclosed garden, providing a safe and private outdoor space ideal for children, pets, or entertaining.

GROUND FLOOR

Hallway

Staircase to first floor. Fitted carpet.

Lounge

Triple glazed window to front. Electric fire. Airing cupboard with radiator. Radiator. Fitted carpet.

Kitchen / Dining Room

Triple glazed window to rear. Fitted kitchen comprising a range of wall mounted and base units. Plumbed for washing machine. Integrated electric cooker and gas hob. Combi gas central heating boiler.

Rear Hall

Shower Room

uPVC glazed window. 3 piece shower suite comprising walk in shower with electric shower glass screen, pedestal hand wash basin and close coupled W.C.

FIRST FLOOR

Landing

Access to loft. Loft is boarded with light and pull down ladder.

Bedroom 1

uPVC triple glazed window to front. Radiator. Fitted carpet. Door to..

En-Suite Cloakroom

uPVC triple glazed window. 2 piece cloakroom suite comprising close coupled W.C and hand wash basin.

Bedroom 2

uPVC double glazed window to rear. Fitted carpet. Radiator.

Bedroom 3

uPVC double glazed window to rear. Fitted carpet. Radiator. Storage cupboard.

EXTERIOR

Gardens

Laid to patio area. Steps and pathway leading to lawned area. Traditional washing line in alley way.

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

B

Current heating type

Combi

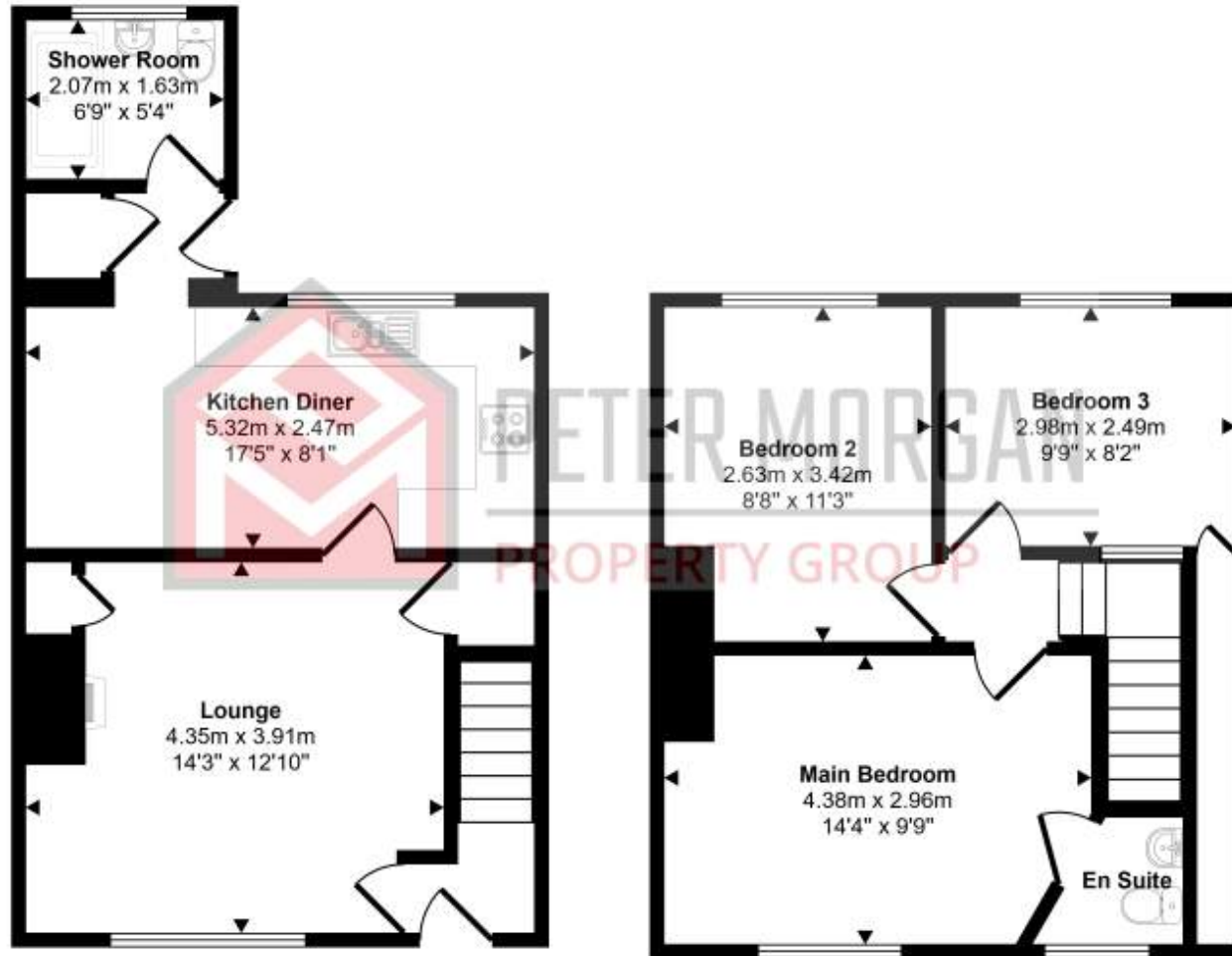
Tenure

Freehold





Approx Gross Internal Area
78 sq m / 844 sq ft




Ground Floor
Approx 40 sq m / 432 sq ft

First Floor
Approx 38 sq m / 412 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.

9 Ash Grove, Neath, Neath Port Talbot, SA11 3ST

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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

sales@petermorgan.net
lettings@petermorgan.net

33-35 Windsor Road,
West Glamorgan
SA11 1NB

Neath

Financial Services
team@pmfinancial.net

The Mortgage House,
5 The Ropewalk,
Neath
SA11 1EW

PETER MORGAN



PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE

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

