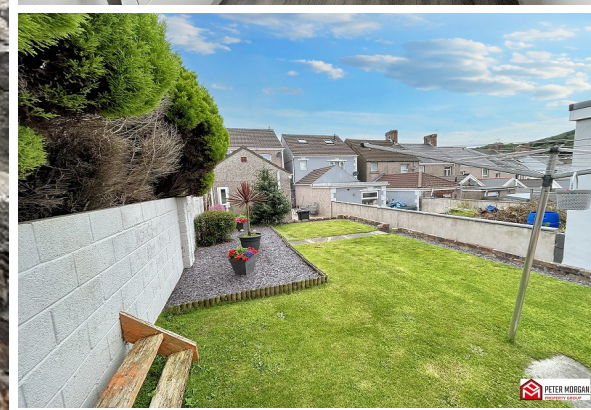




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**PETER MORGAN**

**33 Winifred Road, Neath, Neath Port Talbot, SA10 6HW**

**£190,000**



## **Main Features**

- Three bedroom semi detached home
- Lounge / dining room
- Breakfast room
- Ground floor bathroom and first floor cloakroom
- Enclosed rear garden
- Conveniently located for local primary school, shops, amenities and Neath town centre
- A short drive to the A465 and the M4 corridor making ideal for commuting
- 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 ground floor family bathroom and enclosed rear garden

Conveniently located for local primary school, shops, amenities and Neath town centre whilst being just a short drive to the A465 and the M4 corridor making ideal for commuting. Viewing is recommended

This home has accommodation comprising ground floor entrance hall, lounge/dining room, breakfast room, kitchen and family bathroom. First floor landing, cloakroom and 3 bedrooms. The exterior offers front garden and enclosed rear garden.

## **GROUND FLOOR**

### **Hallway**

uPVC double glazed front door. Door to..

### **Lounge/Dining Room**

uPVC double glazed windows. Wood effect flooring. Radiator. Plastered walls. Fireplace with surround. Access to..

## **Kitchen**

uPVC double glazed window. A range of wall mounted and base units with contrasting worktops. Integrated oven and hob. Integrated fridge freezer. Sink with drainer and central mixer tap.

## **Breakfast Room**

uPVC double glazed patio doors to rear. Wood effect flooring. Plastered walls and ceiling.

## **Family Bathroom**

uPVC double glazed window. 3 piece suite comprising panelled bath with overhead shower and glass shower screen, W.C and wash hand basin. Wall mounted heated towel rail.

## **FIRST FLOOR**

### **Landing**

uPVC double glazed window. Fitted carpet. Access to attic.

### **Cloakroom**

2 piece suite comprising WC and wash hand basin. Radiator. Extractor fan. Wood effect flooring.

### **Bedroom 1**

uPVC double glazed window. Plastered walls. Wood effect flooring. Radiator.

### **Bedroom 2**

uPVC double glazed window. Wood effect flooring. Radiator.

### **Bedroom 3**

uPVC double glazed window. Wood effect flooring. Radiator. Plastered ceiling.

## EXTERIOR

### Front Garden

Steps leading to front door. Mature shrubs and plants.

### Rear Garden

Enclosed rear garden. Raised area of lawn. Decorative slate laid area. Access to outhouse. Mature shrubs and plants. Outdoor tap.

### 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

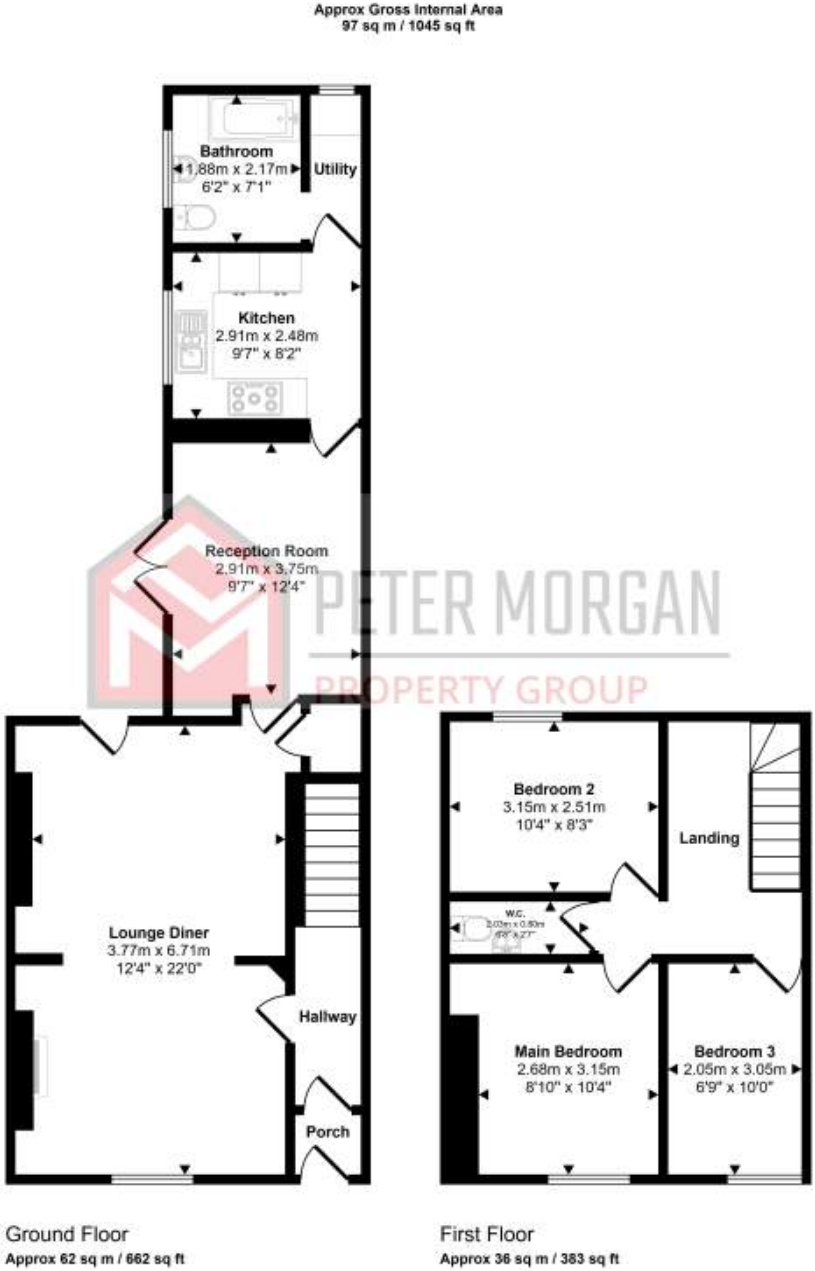












This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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