

**ESTAS**  
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**BEST IN POSTCODE**  
**WINNER 2025**

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**19 Maes Mawr Road, Crynant, Neath, Neath Port Talbot, SA10 8SY**

**£360,000**



**PETER MORGAN**

## **Main Features**

- Semi detached extended stone fronted house
- 4 bedrooms
- Kitchen / dining room with skylight windows
- 2 reception rooms
- Landscaped gardens to front and rear
- 2 detached garages
- Situated in a semi-rural village location, convenient for local amenities
- uPVC double glazing and gas central heating
- Council Tax Band: C. EPC: TBC
- Need a mortgage? We can help.

## **General Information**

Semi detached stone fronted modernised 4 bedroom, 2 reception room home with 2 garages and landscaped rear garden.

Situated in a semi-rural village location, while still being close to local amenities.

The property has accommodation comprising ground floor entrance hallway, lounge, kitchen, sitting room and utility room. First floor landing, family bath & shower room and 4 bedrooms. The exterior offers front garden, off road parking and 2 detached garages.

The property benefits from uPVC double glazing and gas central heating

## **GROUND FLOOR**

### **Hallway**

Glazed door to front. Carpeted staircase to first floor. Laminate flooring. Radiator.

### **Lounge**

Dual aspect with uPVC double glazed sash window to front and uPVC window to kitchen Fitted carpet. 2 radiators. Log burner.

## **Kitchen / Dining Room**

uPVC double glazed window to side. 2 skylight windows to side. Fitted kitchen comprising a range of wall mounted and base units. Integrated gas hob, electric oven and cooker hood. Space and plumbed for dishwasher. Radiator. Understairs storage cupboard.. Laminate flooring.

## **Utility Room**

uPVC double glazed window to rear. Wall mounted and base units. Laminate worktop. Radiator. Space for washing machine and tumble dryer. Tiled floor.

## **Rear Hallway**

uPVC double glazed door to rear. Door to..

## **Shower Room**

3 piece suite comprising WC, pedestal hand wash basin and shower cubicle with fully tiled walls. Radiator. Tiled floor. Part tiled walls.

## **Sitting Room**

uPVC double glazed French doors to rear garden. Laminate flooring. Radiator.

## **FIRST FLOOR**

### **Landing**

uPVC double glazed window to side. Loft access hatch. Fitted carpet. Carpeted staircase from ground floor. Radiator. Airing cupboard with shelving.

## **Family Bath & Shower Room**

Skylight window. 4 piece suite comprising close coupled WC, pedestal hand wash basin, panelled bath and shower enclosure. Part tiled walls. Tiled floor. Radiator. Extractor fan.

## **Bedroom 1**

2 uPVC double glazed sash style windows to front. Fitted carpet. Radiator.



## Bedroom 2

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

## Bedroom 3

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

## Bedroom 4

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

## EXTERIOR

### Front Garden

Laid to lawn. Paved pathway to front door. Stone boundary walls and railings. Driveway parking for 1 car.

### Detached Garage

Electric shutter roller door. Power and lighting.

### Rear Garden

Enclosed rear landscaped garden. Laid to lawned areas. Paved patio area. Access to garages. Pedestrian gate to front.

Please note that property previously had outline planning for a detached bungalow- Planning Reference- P2012/ 0239. This has now lapsed.

### Garage

Electric shutter roller door. Power and lighting.

## Garden room

Aluminium bifold doors to garden.

## 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](mailto: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 Make 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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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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