

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

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**39 Underwood Road, Cadoxton, Neath, Neath Port Talbot, SA10 8BY**

**£230,000**



**PETER MORGAN**

### **Main Features**

- Modernised semi detached home
- 3 bedrooms
- Open plan living/ dining / kitchen
- Loft room
- Larger than average rear garden and off road parking
- 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 combi gas central heating
- Council Tax Band: C. EPC: D
- Need a mortgage? We can help.

### **General Information**

MODERNISED 3 BEDROOM SEMI DETACHED HOME WITH OPEN PLAN LIVING / KITCHEN / DINING, LOFT ROOM AND OFF ROAD PARKING.

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 hallway, open plan kitchen / dining / living and family bath & shower room. First floor landing, 3 bedrooms (bedroom 1 having ensuite cloakroom). Staircase to loft room. The exterior offers off road parking to front and larger than average rear garden.

The property benefits from uPVC double glazing and combi gas central heating.

### **GROUND FLOOR**

#### **Hallway**

Composite door to front. Tiled floor. Consumer unit. Carpeted staircase to first floor.

#### **Open Plan Kitchen/ Dining/ Living**

Open plan room as follows..

### **Living Area**

uPVC double glazed windows to front and side. Radiator. Tiled floor. Log burner. Understairs store cupboard.

### **Kitchen Area**

uPVC double glazed doors to rear. Fitted kitchen comprising a range of wall mounted and base units. 2 bowl Belfast sink. Integrated electric oven, hob. wine cooler, washing machine and fridge freezer. Breakfast bar. Tiled floor. Radiator.

### **Family Bath & Shower Room**

uPVC frosted double glazed window to rear. 4 piece suite comprising WC with mid height wall hung cistern, wall hung hand wash basin, shower cubicle and freestanding roll top bath with hairwash spray. Tiled floor. Radiator.

### **FIRST FLOOR**

#### **Landing**

uPVC double glazed window to side. Steps to loft room. Laminate flooring.

#### **Bedroom 1**

uPVC double glazed window to front. Laminate flooring. Radiator.

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

uPVC double glazed frosted window to side. 2 piece suite comprising WC and hand wash basin. Laminate flooring.

#### **Bedroom 2**

uPVC double glazed window to rear. Radiator. Laminate flooring.

#### **Bedroom 3**

uPVC double glazed window to rear. Radiator. Laminate flooring. Combi gas central heating boiler.

## SECOND FLOOR

### Loft Room

Skylight window to rear. Laminate flooring. Wooden steps from first floor. Eaves storage space.

## EXTERIOR

### Frontage

Off road parking to front. Driveway to side. Pedestrian gate to..

### Rear Garden

Larger than average rear garden laid to paved patio areas. Pathway and grassed areas.

### 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.

### Please Note:

The vendor is a family member of Peter Morgan Property Group.

## Viewings

Strictly By Appointment Only

## Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas

## Current council tax banding

C

## Current heating type

Combi

## Tenure (To be confirmed)

Freehold





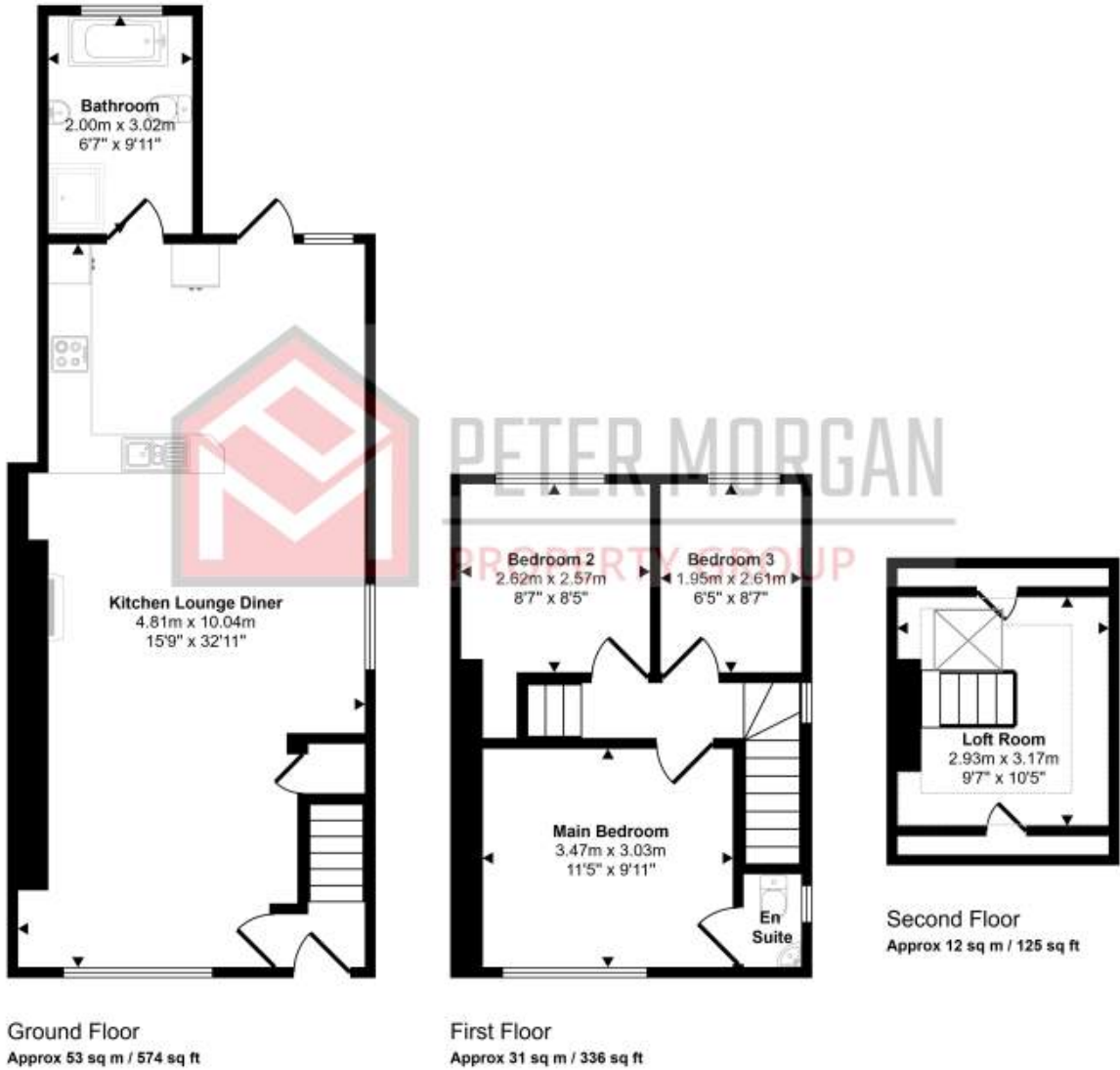









Approx Gross Internal Area  
96 sq m / 1035 sq ft



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		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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