

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



11 Dulais Drive, Aberdulais, Neath, Neath Port Talbot. SA10 8HB



**£190,000**

## Main Features

- NO ONWARDS CHAIN
- Freehold
- EPC - D
- Council Tax Band - C
- Offering A Lot Of Potential
- Semi-Detached Family Home
- Village Location
- Gas Central Heating
- Sold As Seen
- Need A Mortgage? We Can Help!

## General Information

A perfect opportunity to purchase this semi detached property located in a friendly village, Aberdulais. Benefitting from open plan living accommodation to the ground floor with a newly fitted modern kitchen and three bedrooms and a newly fitted bathroom to the first floor, also benefitting from fantastic views over the Neath Valleys. Aberdulais is a friendly village located just off the A465, ideally located close to Llangatwg Community School, Cilfrew Primary School, a short drive to Catwg Primary School, Aberdulais Falls, Graig Gwladys Country Park, Neath Canal, also within easy access to the M4 corridor.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Hallway

Enter through a composite door, radiator, wooden flooring and stairs to the first floor.

Doors to;

### W.C.

uPVC window to the side aspect and a consumer unit with space and plumbing for a WC and wash hand basin.

## Reception Room

uPVC double glazed 'Bay' window to the front aspect, two radiators and uPVC French doors to access the rear garden.

## Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC double glazed window to the rear aspect and plumbing place for a washing machine and inset ceiling spotlights.

## FIRST FLOOR

### Landing

uPVC double glazed window to the side aspect and doors to;

### Bedroom Three

uPVC double glazed window the front aspect and radiator.

### Bedroom One

uPVC double glazed Bay window to the front aspect and radiator.

### Bedroom Two

uPVC double glazed window to the rear aspect, radiator and built in wardobes.

## Bathroom

A newly fitted bathroom comprising of a low level WC, vanity wash hand basin and a bath with shower and glass screen. uPVC Frosted double glazed window to the rear aspect, part tiled walls, tiled flooring, heated towel rail, extractor fan, storage cupboard and access to the loft above.

## EXTERNALLY

## Gardens

A front garden laid to lawn with side access to the rear garden.

An enclosed tiered rear garden with patio area and steps leading to further laid to lawn area.

## Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

## Please Note:

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 electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** C

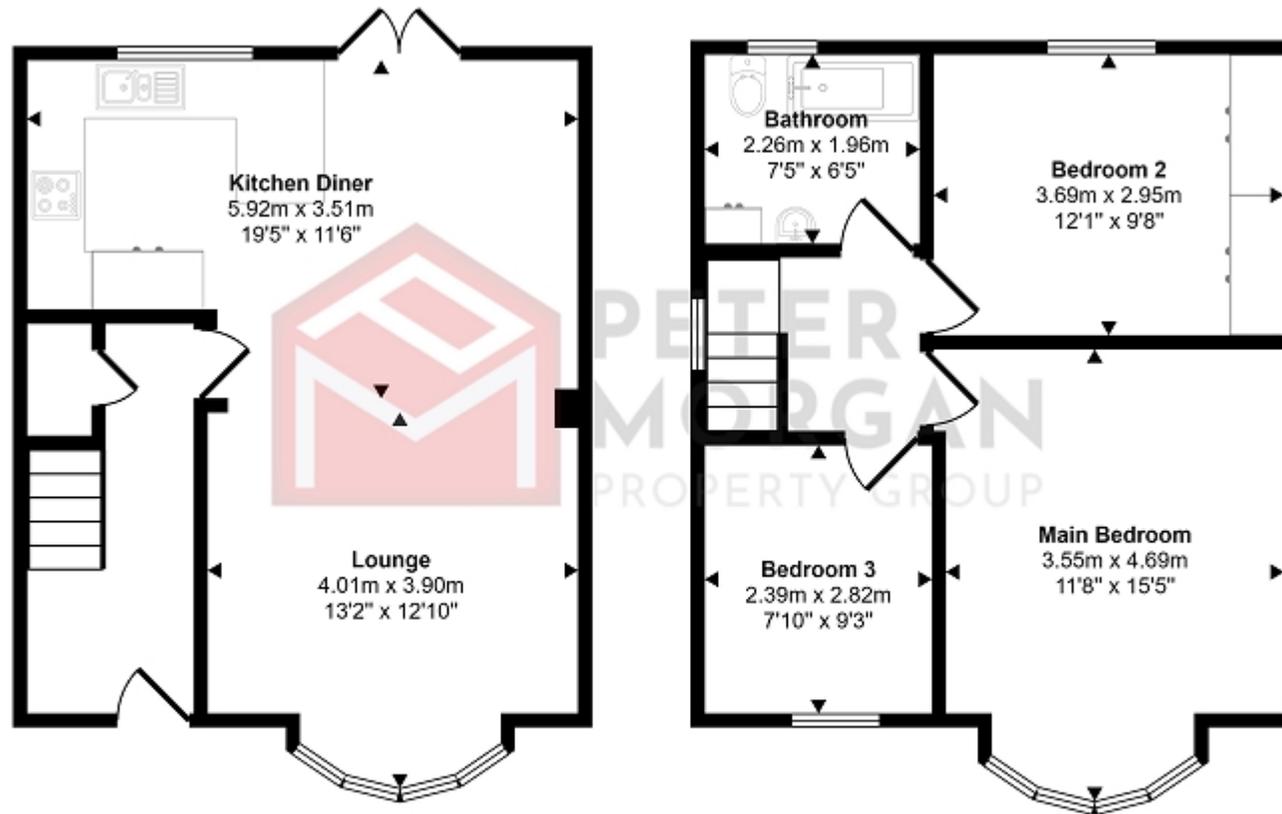
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold





Approx Gross Internal Area  
85 sq m / 913 sq ft



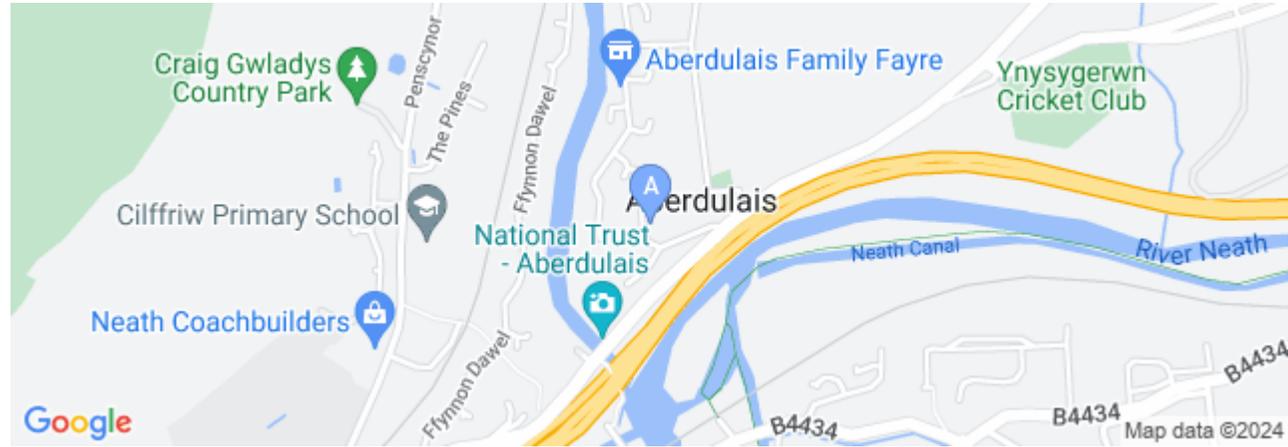
Ground Floor  
Approx 41 sq m / 445 sq ft

First Floor  
Approx 43 sq m / 468 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.



# PETER MORGAN

## POSITIVELY MOVING

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