

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



3 Robert Street, Glynneath, Neath, Neath Port Talbot. SA11 5EG



**£150,000**

## Main Features

- Sought After Location
- Freehold
- Semi-Detached Property
- No Onwards Chain
- Freehold
- EPC - TBC
- Council Tax Band - C
- Convenient Location
- Three Bedrooms
- Need A Mortgage? We Can Help!

## General Information

Nestled in a quiet location in the heart of the popular village, Glynneath. This semi detached home comprises of two reception rooms and kitchen to the ground floor, family bathroom and three bedrooms to the first floor, also benefitting from a garage and an enclosed rear garden.

Located close to many local amenities such as Cwmnedd Primary School, Ysgol Gynradd Gymraeg Primary, Glynneath Rugby Club, Welfare Park, Tennis Courts, Leisure Centre, Tesco Petrol Station, a variety of local shops, dentist, GP and a variety of restarunts such as the popular Sgwd Gladys just a stone throw away from the Waterfall country, also having excellent transport links and easy access to the A465.

Please visit our new and improved site for more information!

## GROUND FLOOR

### Hallway

Enter through a uPVC front door, radiator, carpeted floor and stairs to the first floor.

### Lounge

uPVC double glazed window to the front aspect, radiator and carpeted flooring.

## Living Room

uPVC double glazed window to the side aspect, carpeted flooring, radiator, built in storage cupboard and a feature fireplace with gas fire.

## Kitchen

Appointed with a range of wall and base units with work tops over and an inset sink with mixer tap. uPVC windows to rear and side aspect, radiator, wood-effect vinyl flooring, space for electric cooker, space for fridge freezer and plumbing in place for a washing machine.

## Bathroom

Comprising of a low level WC, wash hand basin and a panelled bath with shower over. uPVC window to rear aspect, fully tiled walls and radiator.

## FIRST FLOOR

### Landing

Doors to;

### Bedroom One

Dual uPVC windows to front aspect, radiator, carpeted flooring and built in wardrobe.

### Bedroom Two

uPVC window to rear aspect, radiator, carpeted flooring ad built in wardrobe.

### Bedroom Three

uPVC window to the rear aspect, radiator and carpeted flooring.

## EXTERNALLY

### Gardens

## 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

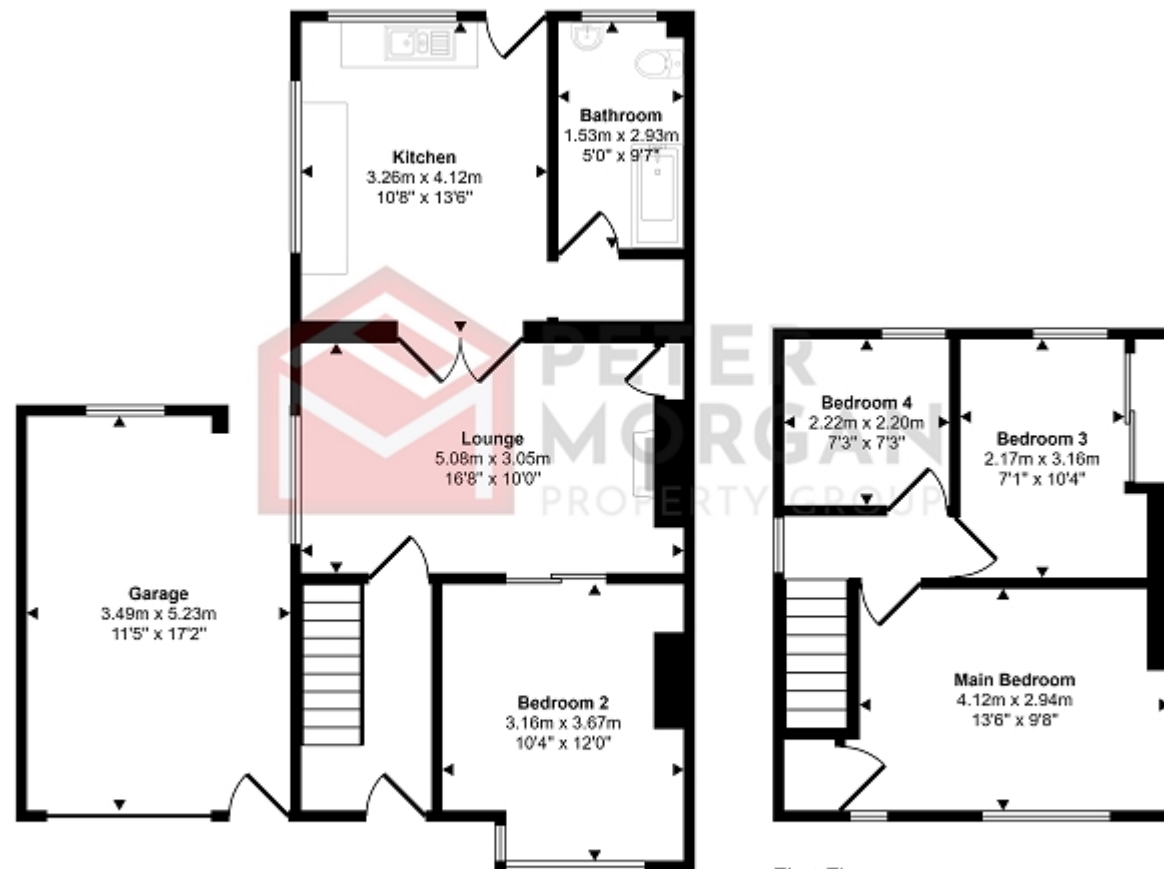
**Tenure (To be confirmed)** Freehold








Approx Gross Internal Area  
105 sq m / 1126 sq ft



Ground Floor  
Approx 72 sq m / 780 sq ft

First Floor  
Approx 32 sq m / 346 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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