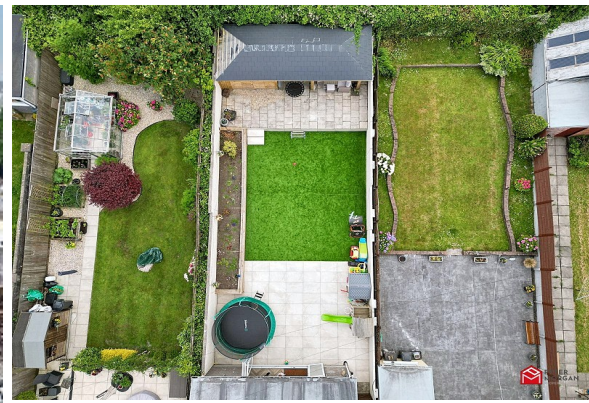


THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

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The Telegraph



11 Dyfed Road, Neath, Neath Port Talbot. SA11 3AN



PETER MORGAN

£350,000

Main Features

- Extended Semi-Detached Property
- Presented To A High Standard Throughout
- Open Plan Extended Living Area
- Freehold
- EPC - D
- Council Tax Band - D
- Three Double Bedrooms
- Great Town Location
- Low Maintenance Rear Garden
- Need A Mortgage? We Can Help!

General Information

Situated in an excellent location, this extended property is an ideal family home boasting tastefully decorated interior! Comprising of a welcoming hallway, two reception rooms, stylish bathroom, fantastic kitchen with island and Bi-folds to the ground floor, three double bedrooms and shower room to the first floor, also benefitting from a low maintenance rear garden with out building and patio area.

Located within a short distance to Neath Town Centre with a variety of amenities such as Ysgol Castel Nedd, Gnoll Country Parc, Neath RFC, Neath Leisure Centre, Victoria Gardens, many local restaurants, excellent transport links and easy access to the A465.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Enter through a composite front door, storage cupboard, tiled floor, stairs to first floor and radiator.

Doors to;

Bathroom

A modernised bathroom comprising of a white suite, split unique floor design and a wall mounted 'Worcester' boiler serving domestic hot water and gas central heating.

Lounge

Open plan double lounge with uPVC double glazed window to front aspect, two radiators, feature fireplace with gas fire (disconnected) LVT FLOORING with herringbone design throughout into kitchen.

Kitchen

An extended full height modern kitchen, appointed with a range of matching wall and base units with Quartz work tops over. Remote control velux x3, herringbone flooring, island with solid stone worktops quartz, island cut sink with mixer, tiled splash back, inset oven with freestanding hob, five burner and Bi-fold doors to access the rear garden.

Utility

Appointed with built in storage and utilities, uPVC window and herringbone design flooring.

FIRST FLOOR

Landing

Wrap around stairs case, carpeted flooring, radiator and uPVC window.
Doors to;

Bedroom Two

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

Bathroom

Comprising of a low level WC, wash hand basin and shower cubicle. uPVC double glazed window, tiled flooring, radiator and tiled walls.

Bedroom One

Dual uPVC double glazed window, radiator and carpeted flooring.

Bedroom Three

uPVC double glazed window to rear aspect, radiator, carpeted flooring.

EXTERNALLY

Gardens

A front paved garden with access to the rear.

A low maintenance rear garden with patio area, laid to lawn area and a newly built seating 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 (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 D

Current heating type Gas


Tenure (To be confirmed) Freehold









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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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