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PROPERTY GROUP



**PETER MORGAN**

**29 Pen Y Mynydd, Cymmer, Port Talbot, Neath Port Talbot. SA13 3RH**

**£120,000**

## **Main Features**

- 3/ 4 bedroom semi detached
- 2/3 reception rooms
- Ground floor wetroom and first floor bathroom
- Front and rear gardens
- Driveway parking
- Offering potential with views over surrounding area
- Conveniently located for local facilities and amenities
- The property is also accessible for Afan Argoed Country Park, popular Afan Forest Mountain Bike Centre
- uPVC double glazing and combi gas central heating
- Council Tax Band: A. EPC: C

## **General Information**

3/4 BEDROOM SEMI DETACHED, FRONT AND REAR GARDENS, DRIVEWAY, OFFERING MUCH POTENTIAL WITH VIEWS OVER SURROUNDING VALLEY.

The property is conveniently located for local facilities and amenities i.e local bus service to main town centre, local school, medical centre and swimming pool. The property is also accessible for Afan Argoed Country Park, popular Afan Forest Mountain Bike Centre and close to Glyncorrog with campsite and 3 fishing ponds.

The accommodation comprises ground floor hallway, lounge, dining room, rear sitting room / 4th bedroom and wetroom. First floor landing, bathroom and 3 bedrooms. The exterior offers off road parking to front and rear garden with side access. Benefitting from uPVC double glazing and combi gas central heating.

## **GROUND FLOOR**

### **Hallway**

uPVC front door. Papered walls. Textured ceiling. Part wood cladding. Fitted carpet. Understairs storage. Radiator.

### **Lounge**

uPVC window. Plastered walls. Textured ceiling. Feature gas fire place. Laminate effect hearth and backplate. Wood fire surround. Fitted carpet. Radiator.

### **Dining Room**

Plastered walls. Textured ceiling. Brick/block fire place with wood clad surround. Decorative coal burner (now capped off). Fitted carpet. Radiator.

### **Kitchen**

uPVC door. Papered walls. Textured ceiling. Kitchen units with laminate worktops. PVC clad splashback. Stainless steel sink unit with monobloc tap. Understairs storage. Plumbed for washing machine. Space for cooker. Tiled flooring. Radiator.

### **Bedroom 3/ Sitting Room**

uPVC French doors. Plastered walls and ceiling. Wood effect laminate flooring. Radiator.

### **Wet Room**

uPVC window. Plastered walls and ceiling. Wet room flooring. Walk in shower area with electric shower with PVC clad walls. Close coupled w.c and pedestal wash hand basin. Radiator.

## **FIRST FLOOR**

### **Landing**

uPVC window. Papered walls. Wood cladding. Textured ceiling. Attic access. Balustrade and spindles. Fitted carpet.

### **Cloakroom**

uPVC window. PVC panelling walls. Textured ceiling. Close coupled w.c. Vinyl flooring.

### **Family Bathroom**

uPVC window. PVC panelling. Textured ceiling. 2 piece suite with pedestal hand wash basin and panelled bath with overhead mixer shower. Vinyl flooring.

### **Bedroom 1**

uPVC window. Plastered walls. Textured ceiling. Fitted carpet. Radiator.

### **Bedroom 2**

uPVC window. Plastered walls. Textured ceiling. Storage cupboard housing combi gas central heating boiler. Radiator.

### **Bedroom 4**

uPVC window. Plastered walls. Textured ceiling. Wooden floorboards. Radiator.

## **EXTERIOR**

### **Front Garden**

Single car driveway. Decorative stone raised borders. Wrought iron gates. Side access to rear garden.

### **Rear Garden**

Two tier garden. Laid to paved patio area. Steps leading to top tier with pathway leading to rear access. Lawned area. Outbuilding. Shed.

### **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 [bcb@petermorgan.net](mailto:bcb@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 electricity, mains water, mains gas, mains drainage

### **Current council tax banding**

A

### **Current heating type**

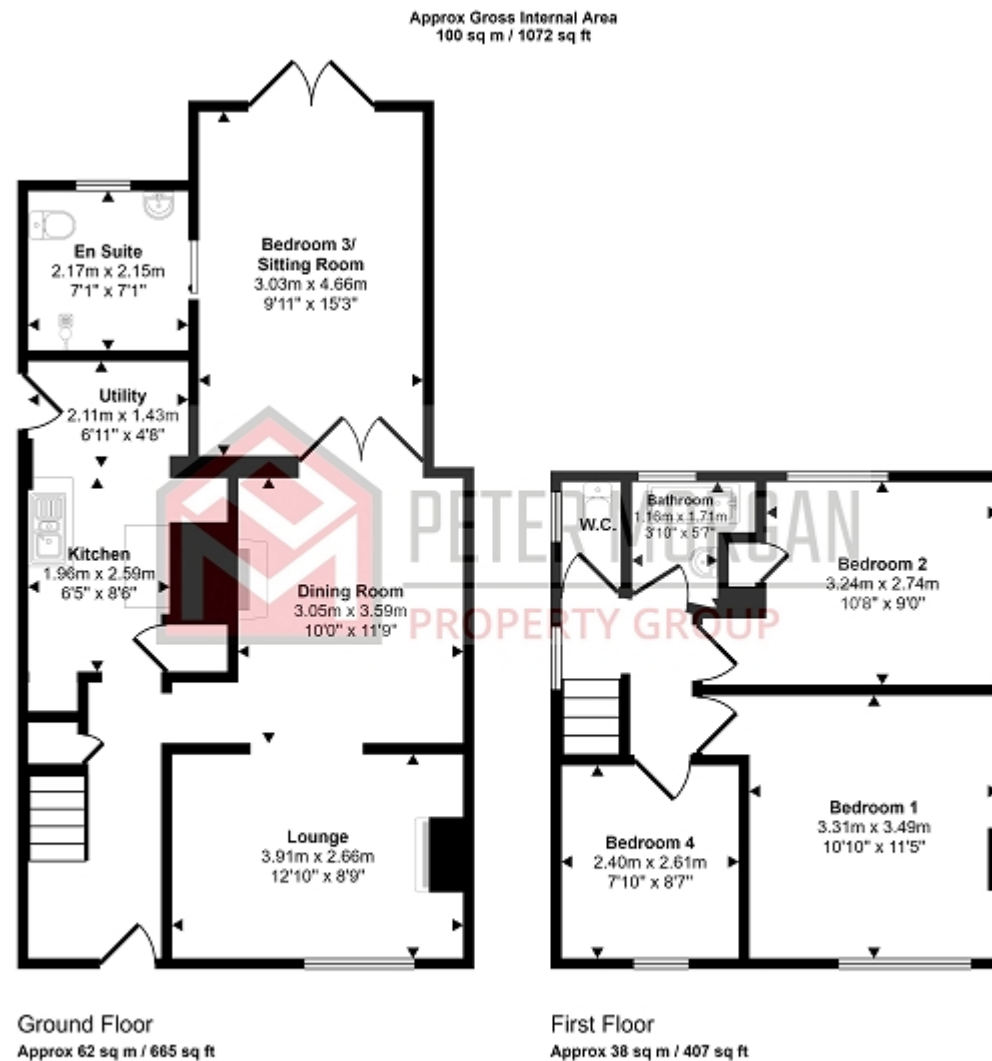
Combi

### **Tenure**

Freehold






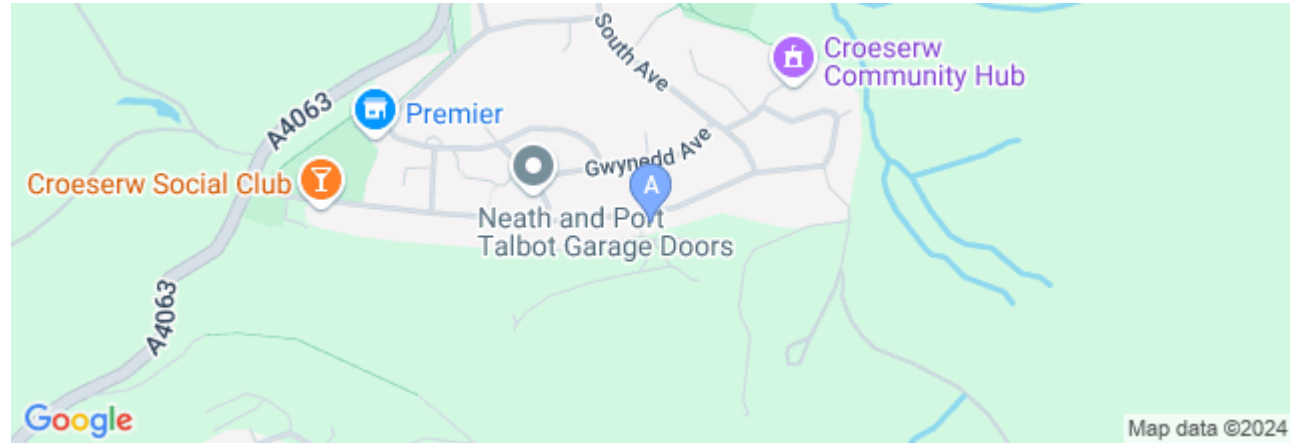


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# 29 Pen Y Mynydd, Cymmer, Port Talbot, Neath Port Talbot. SA13 3RH

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	82
(69-80)	C	70
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<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.

## Neath Sales Hub

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Neath Lettings Hub

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Neath Financial Services

team@pmfinancial.net

The Mortgage House,  
5 The Ropewalk,  
Neath  
SA11 1EW

## Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

## Talbot Green Sales Hub

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF

## Talbot Green Lettings Hub

lettingstg@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF

## Carmarthen Sales Hub

carmarthen@petermorgan.net

21 Bridge Street,  
Carmarthen  
SA31 3JS

## Carmarthen Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street,  
Carmarthen  
SA31 3JS

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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

## Bridgend County Branch

16 Dunraven Place, Bridgend. CF31 1JD

bridgendcounty@petermorgan.net

VAT No : **821850148**

[www.petermorgan.net](http://www.petermorgan.net)

**03300 563 555**



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

