

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



24 Lle Crymlyn, Llandarcy, Neath. SA10 6FZ

£240,000



PETER MORGAN

Main Features

- Semi-Detached Property
- Popular Residential Development
- Freehold
- Three Bedrooms
- Master Bedroom With En-Suite
- EPC - B
- Driveway Providing Off Road Parking & Garage
- Enclosed Rear Garden
- Easy Access To The M4 Corridor
- Need A Mortgage? We Can Help!

General Information

Introducing a semi-detached property located in a popular residential development, featuring three bedrooms, family bathroom and master bedroom with an en-suite bathroom, making it ideal for families. The exterior of the property is highlighted by a driveway, providing off-road parking for convenience. Additionally, there is a garage included, offering more storage or vehicle space. The enclosed rear garden adds an appealing feature, creating a private outdoor area for activities or gardening.

Perfectly situated, this home offers easy access to the M4 corridor, facilitating commuting to nearby locations. The surrounding area features a variety of parks, including Llandarcy Village Park and Coed Darcy Park, easy access to the A465 and M4 corridor, also within short distance to Skewen, Jersey Marine, David Lloyds Gym and the Harvester.

GROUND FLOOR

Hallway

Radiator, laminate flooring, stairs to to first floor, under stairs storage and stairs to first floor.

W.C.

Comprising of a low level WC and wash hand basin. Radiator tiled effect vinyl flooring.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. Wooden double glazed window to front aspect, electric oven, gas hob, plumbing in place for washing machine, space for free standing fridge freezer, tile effect vinyl flooring, and combi boiler serving domestic hot water and gas central heating.

Dining Area

Wooden double glazed French doors to rear aspect, radiator and tile effect vinyl flooring.

Lounge

Double glazed window to front and side aspect, radiator and carpeted flooring.

FIRST FLOOR

Landing

Carpeted flooring, radiator, access to loft above and airing cupboard.

Bedroom One

Wooden double glazed window to side aspect, carpeted flooring and radiator.

En Suite

Comprising of a low level WC, wash hand basin and shower cubicle. Wooden double glazed window to front aspect, radiator, tile effect vinyl flooring and extractor fan.

Bedroom Three

Wooden double glazed window to rear aspect, radiator and carpeted flooring.

Bedroom Two

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

Bathroom

Comprising of a low level WC, wash hand basin and bath. Wooden double glazed Frosted window to front aspect, tile effect vinyl flooring and radiator.

EXTERNALLY

Garage

Garage and driveway Located around the corner. Single garage and driveway for one vehicle. Garage is for car or storage only , NO electric or water

Garden

Enclosed rear garden with patio area, decking and 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 (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.

Service Charge

tbc

Viewings

Strictly By Appointment Only

Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

Current council tax banding

D

Current heating type

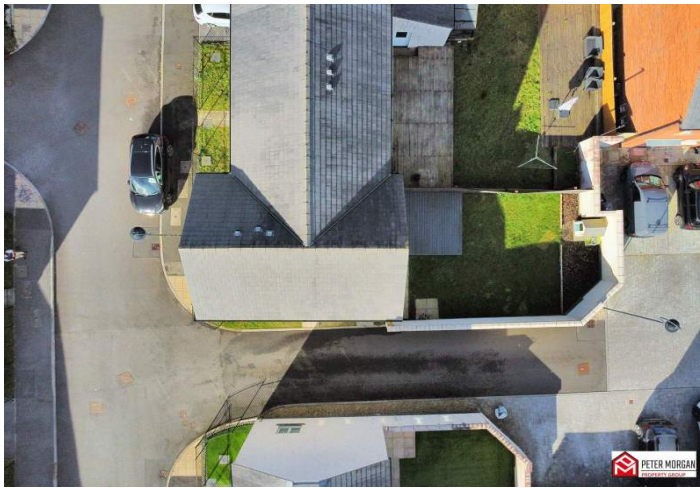
Gas

Tenure (To be confirmed)

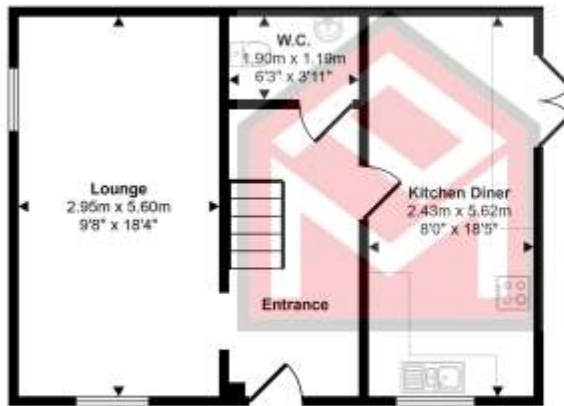
Freehold



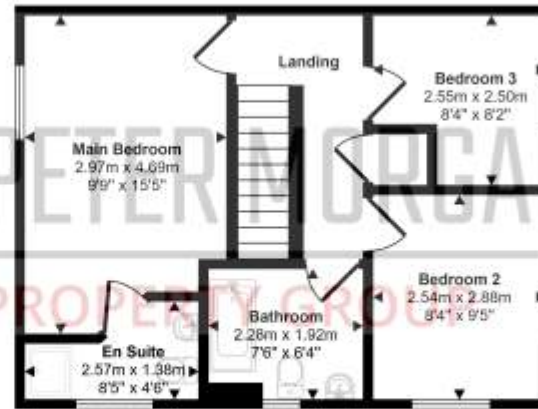




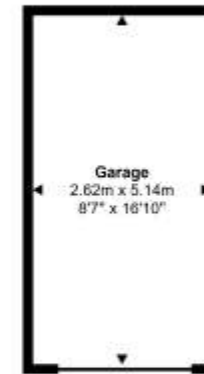
Approx Gross Internal Area
99 sq m / 1064 sq ft



Ground Floor
Approx 43 sq m / 458 sq ft




First Floor
Approx 43 sq m / 460 sq ft



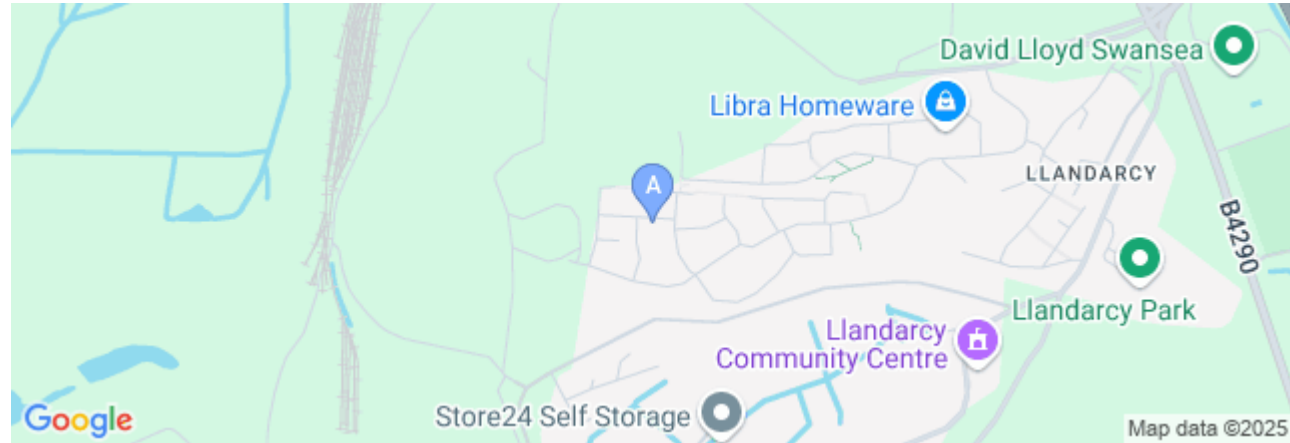
Garage
Approx 13 sq m / 145 sq ft

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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