

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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34 Forest View, Port Talbot, Neath Port Talbot. SA13 2RX



£649,500

Main Features

- A Detached Six Bedroomed Property
- Immaculately Presented Over Three Storeys
- Underfloor Heating to Ground Floor
- Ample Off Road Parking
- Freehold
- Double Garage
- Benefitting From Mountain Views
- EPC - TBC
- Council Tax - G
- Need A Mortgage? We Can Help!

General Information

An amazing opportunity to purchase a six bedroomed, executive-style property situated on a generous style plot on a development of executive detached, self-build properties with views across the Cwmavon valley. This individually designed property offers spacious accommodation throughout and has the benefit of a large driveway leading to a double garage at the front and lawned garden to the rear with panoramic views. The accommodation is over three floors and has the benefit of underfloor heating to the ground floor. There are two en-suite bedrooms and family bathroom to the first floor, with separate shower room to the second floor. This property should be viewed to appreciate its many qualities.

GROUND FLOOR

UNDER FLOOR HEATING THROUGHOUT.

Entrance Hall

A welcoming entrance hall, a feature staircase with glass panels, engineered oak flooring and smoke alarm.

Doors to;

W.C.

(6' 7" x 4' 7") or (2.01m x 1.40m)

Comprising of a low level WC and vanity wash hand basin with mixer tap. heated towel rail, extractor fan, Oak flooring.

Kitchen/Diner

(41' 4" x 38' 5") or (12.59m x 11.72m)

A spacious modern kitchen, appointed with a range of matching white gloss wall and base units with work tops over and an inset sink with mixer tap. Intergrated oven, hob with extractor fan over, intergrated fridge/freezer and a centre island with an intergrated dishwasher.

Two uPVC double glazed windows, inset ceiling lighting and oak flooring.

Open to;

Living Space

Two double glazed velux windows, inset ceiling spotlights, oak flooring, two uPVC double glazed patio doors and bi-fold doors to access the rear garden.

Door to;

Lounge

(19' 4" x 15' 0") or (5.90m x 4.56m)

Two uPVC double glazed windows, inset ceiling spotlights and carpeted flooring.

Utility Room

(10' 7" x 10' 4") or (3.22m x 3.15m)

Appointed with wall and base units with work tops over and an inset stainless steel sink with mixer tap. Tiled splash back, plumbing in place for a washing machine, oak flooring, extractor fan, two uPVC double glazed windows and uPVC door to access the rear garden.

Door to;

Garage

A spacious garage with electric doors and a wall mounted boiler serving domestic hot water and gas central heating.

FIRST FLOOR

Landing

A gallery landing with uPVC double glazed window, inset ceiling spotlights, radiator, carpeted flooring and carpeted stairs with glass banister to the second floor.

Doors to;

Bedroom One

(19' 11" x 19' 4") or (6.06m x 5.90m)

A large bedroom having two uPVC double glazed windows either side of large uPVC picture window, carpeted flooring and two radiators.

Door to;

Family Bathroom

A large en-suite comprising of a free standing luxury bath, low level WC and a double wall hung vanity units with mixer taps. uPVC double glazed window, inset ceiling spotlights, heated chrome towel rail and LVT flooring.

Double doors to access the separate shower room;

Separate Shower Room

Comprising of a low level WC and a double corner shower cubicle. Heated chrome towel rail, uPVC double glazed window and LVT flooring.

Bedroom Two

(21' 4" x 17' 8") or (6.50m x 5.38m)

Two uPVC double glazed window, inset ceiling spotlights, carpeted flooring and radiator.

En Suite

Comprising of a low level WC, vanity wash hand basin with mixer tap and a fully tiled shower. uPVC double glazed window, heated chrome towel rail and LVT flooring.

Bedroom Three

(15' 0" x 15' 0") or (4.58m x 4.57m)

uPVC double glazed window, carpeted flooring and radiator.

Bedroom Four

(10' 1" x 9' 7") or (3.07m x 2.92m)

uPVC double glazed window, carpeted flooring and radiator.

SECOND FLOOR

Landing

uPVC double glazed window and carpeted flooring.

Doors to;

Bedroom Five

uPVC double glazed window, inset ceiling spotlights and radiator.

Bedroom Six

uPVC double glazed window, inset ceiling spotlights, radiator and carpeted flooring.

Shower Room

Comprising of a low level WC, vanity wash hand basin with mixer tap and a corner shower cubicle. Cushion flooring and heated chrome towel rail.

EXTERNALLY

Gardens

A spacious front garden offering ample off road parking, laid to lawn area and side access to the rear garden.

A large rear garden, laid to lawn with patio area, also offering fantastic mountain views over the Cwmavon Valley.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (services not tested)

Current council tax banding

G

Current heating type

Gas

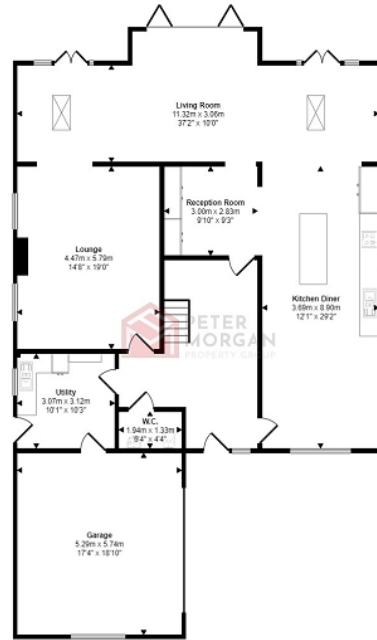
Tenure (To be confirmed)

Freehold





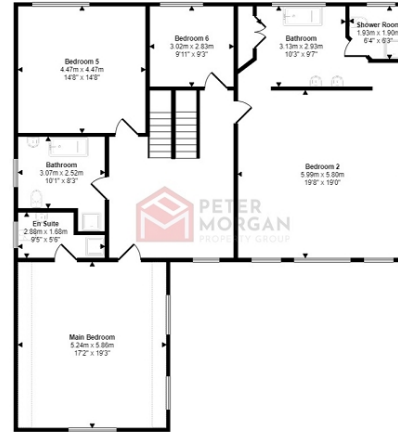




Ground Floor
Approx 175 sq m / 1878 sq ft

Denotes head height below 1.5m

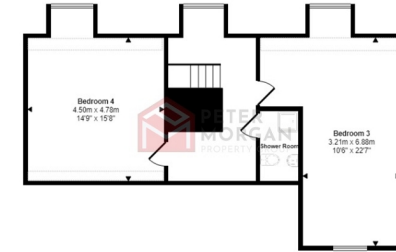
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Trade Snapsy 200.



First Floor
Approx 154 sq m / 1662 sq ft

Denotes head height below 1.5m

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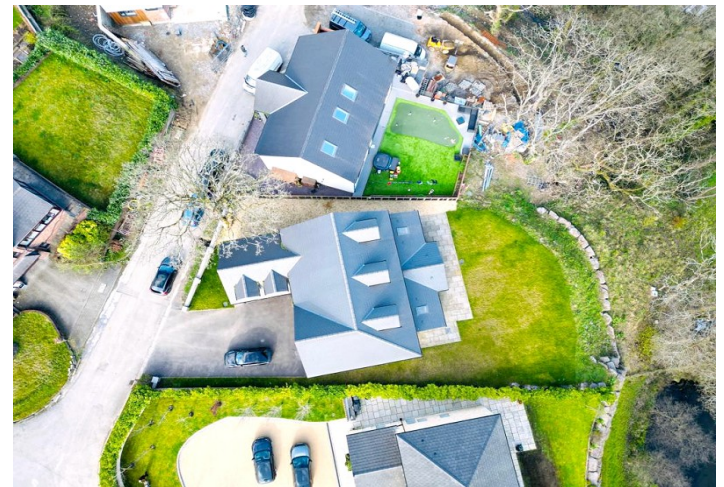



Second Floor
Approx 70 sq m / 749 sq ft

Denotes head height below 1.5m

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(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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