

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



1 Green Meadow, Glyncorrwg, Port Talbot, Neath Port Talbot. SA13 3BN



PETER MORGAN

**Offers Over £240,000**

## Main Features

- NEW ON THE MARKET
- A FOUR BEDROOM SEMI-DETACHED PROPERTY
- TWO RECEPTION ROOMS AND CONSERVATORY
- RURAL LOCATION
- DETACHED GARAGE
- BEAUTIFUL GARDEN VIEWS
- COUNCIL TAX BAND = B
- OFFERS IN REGION OF £240,000
- NEED MORTGAGE ADVICE? WE CAN HELP

## General Information

Situated in a rural location and is approximately 1 mile from Afan Argoed Country Park, we have for sale this deceptively large four bedroom semi detached property. Accessed via double gates, this home has the benefit of a spacious lounge/dining area, conservatory overlooking the well maintained mature gardens, W.C to both levels, a study and a detached garage with off road parking. Viewing recommended to appreciate its many qualities!

## GROUND FLOOR

### Porch

(2' 5" x 6' 6") or (0.74m x 1.98m)

Through uPVC double glazed patio door to, Ceramic tiled flooring. Through uPVC double glazed door with side panel to:

### Hallway

(18' 4" x 7' 7") or (5.59m x 2.30m)

Artex ceiling. Dado rail. Radiator. Carpet. Carpeted staircase and wooden balustrade to first floor landing. Wood panel leading to:

### Reception Room One

(14' 4" x 10' 0") or (4.36m x 3.04m)

Laminate flooring. Coving. UPVC double glazed patio door with two side panels. Radiator. Plastered ceiling. Wood panel door.

### Lounge / Diner

(17' 4" x 25' 4") or (5.28m x 7.73m)

Two uPVC double glazed windows. Carpet flooring. Feature marble effect fireplace. Two radiators. Light fittings to ceiling. Two walls lights to feature wall. Through uPVC double glazed patio door to:

### Conservatory

(10' 9" x 8' 2") or (3.28m x 2.49m)

Wooden double glazed country doors to garden. Ceramic tiled flooring. Wall lighting.

### Kitchen

(11' 1" x 10' 5") or (3.37m x 3.17m)

Generous size quality kitchen with a range of base and wall units with complimentary work surface, stainless steel sink unit, freestanding gas hob and oven, cooker hood, splash back tiling, ceramic tiling to the floor, built in cupboard space for fridge/freezer, coved and artex ceiling, light fitting to ceiling. uPVC window with side aspect views, one double radiator, wood panel leading to:

### Cloakroom

(4' 4" x 3' 6") or (1.31m x 1.07m)

uPVC double glazed window. Half tiled walls. Wash hand basin. Low level W.C. Radiator. Ceramic tiled flooring.

### Utility Room

(10' 5" x 11' 2") or (3.17m x 3.41m)

UPVC double glazed window. UPVC double glazed stable door to rear. Sink unit incorporated in base unit with matching range of base units. Radiator. Plumbed for washing machine, tumble dryer and dishwasher. Ceramic tiled flooring. Wall mounted boiler serving domestic hot water and gas fired heating.

## FIRST FLOOR

## Landing

Artex ceiling. Inset lighting. Access to loft.

## Bedroom 1 (Front)

(12' 10" x 12' 10") or (3.91m x 3.91m)

Approx to fitted wardrobe over and around bed.

Artex ceiling. UPVC double glazed window. Radiator. Carpet. Wooden panel door leading to

## Bedroom 2 (Front)

(10' 6" x 14' 3") or (3.20m x 4.34m)

Artex ceiling. Full range of fitted wardrobes over and around bed. Mirrored wardrobes. Radiator. UPVC double glazed window. Carpet. Light fitting to ceiling. Wood panel door leading to:

## Bedroom 3 (Rear)

(10' 7" x 9' 0") or (3.23m x 2.74m)

Artex ceiling. UPVC double glazed window. Radiator. Carpet. Access to eves storage area. Fitted wardrobes. Wood panel door leading to:

## Bedroom 4 (Rear)

(10' 6" x 13' 10") or (3.21m x 4.22m)

Artex ceiling. UPVC double glazed window. Radiator. Carpet. Wood panel door leading to:

## Shower Room

(7' 1" x 9' 9") or (2.16m x 2.98m)

Inset lighting. UPVC double glazed window. Fully tiled walls to large shower cubicle. Heated towel rail. Bidet. Low level W.C. Vanity wash hand basin. Airing cupboard.

## EXTERIOR

### Garden

Front garden accessed via double gates. Stoned driveway and hard standing leading to detached garage with power. Mature trees to front. Decked area to side with patio area, garden laid to lawn with mature trees and shrubs. Rear garden with mature shrubs. Lower garden with mature trees and shrubs with decorative stoned and slated areas - accessed via main garden. Pathway leading to shed.

### Garage

Detached garage.

### Outbuilding

Garden shed. Greenhouse.

### Mortgage Advice

For a free no obligation mortgage review, please contact us on 0330 056 3555 and ask to speak to one of our advisors. (fees may apply only on mortgage completion)

### Viewings

Strictly By Appointment Only

### Utilities

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** B


**Current heating type** Combi

**Tenure** Freehold







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>		
<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 £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

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