

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



2 Afan Valley Road, Neath, Neath Port Talbot. SA11 3SN



PETER MORGAN

£325,000

Main Features

- Extended Detached Bungalow
- Three Bedrooms & Two Reception Rooms
- Freehold
- Off Road Parking To Front
- Landscaped Gardens
- EPC - TBC
- Gas Central Heating
- Close To local Amenities
- Need A Mortgage? We Can Help!

General Information

This detached bungalow features three bedrooms, one bathroom and two reception rooms, making it ideal for families or individuals seeking extra space. The bungalow is set in a freehold position and boasts off-road parking at the front, providing convenience for multiple vehicles.

Surrounded by landscaped gardens, the exterior of the property offers a combination of paved areas and green spaces, enhancing its curb appeal and outdoor living potential. The garden is well-maintained, providing a pleasant atmosphere for relaxation or play. The fencing around the property adds privacy and security.

Set in a convenient location towards the top end of Cimla, close to many local amenities such as Crynallt Primary School, St Josephs Primary School, Cefn Saeson Comprehensive, Celtic Lodge Restaurant, Gnoll Country Park, variety of local shops, country walks a short distance to Neath Town Centre and also having excellent transport links and access to the A465 and M4 corridor.

GROUND FLOOR

Hallway

uPVC double glazed window to side aspect and laminate flooring.

Lounge

uPVC double glazed Bay window to front aspect, uPVC window to side aspect, radiator and carpeted flooring.

Kitchen

Appointed with a range of matching wall and base units work tops over and inset sink with mixer tap. uPVC double glazed window to side aspect, gas hob, electric oven, space for free standing fridge freezer, tiled flooring, radiator and breakfast bar.

Utility Room

uPVC window to front aspect, tiled flooring, plumbing in place for washing machine, space for tumble dryer and window to rear aspect.

Bathroom

Comprising of a low level WC, wash hand basin and bath with electric shower and glass screen. uPVC frosted double glazed window, tiled flooring, tiled walls, radiator and access to loft above.

Bedroom One

uPVC double glazed window to rear aspect, two radiators, carpeted flooring and walk in wardrobe space.

Bedroom Two

uPVC double glazed window top front aspect, radiator, carpeted flooring and access to loft above.

Bedroom Three

uPVC double glazed window to rear aspect, radiator and laminate flooring.

Front Garden

Garage

Up and over door

Rear Garden

Enclosed rear garden with patio area with garden shed currently used a gym area.

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 npt@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

C

Current heating type

Gas

Tenure (To be confirmed)

Freehold







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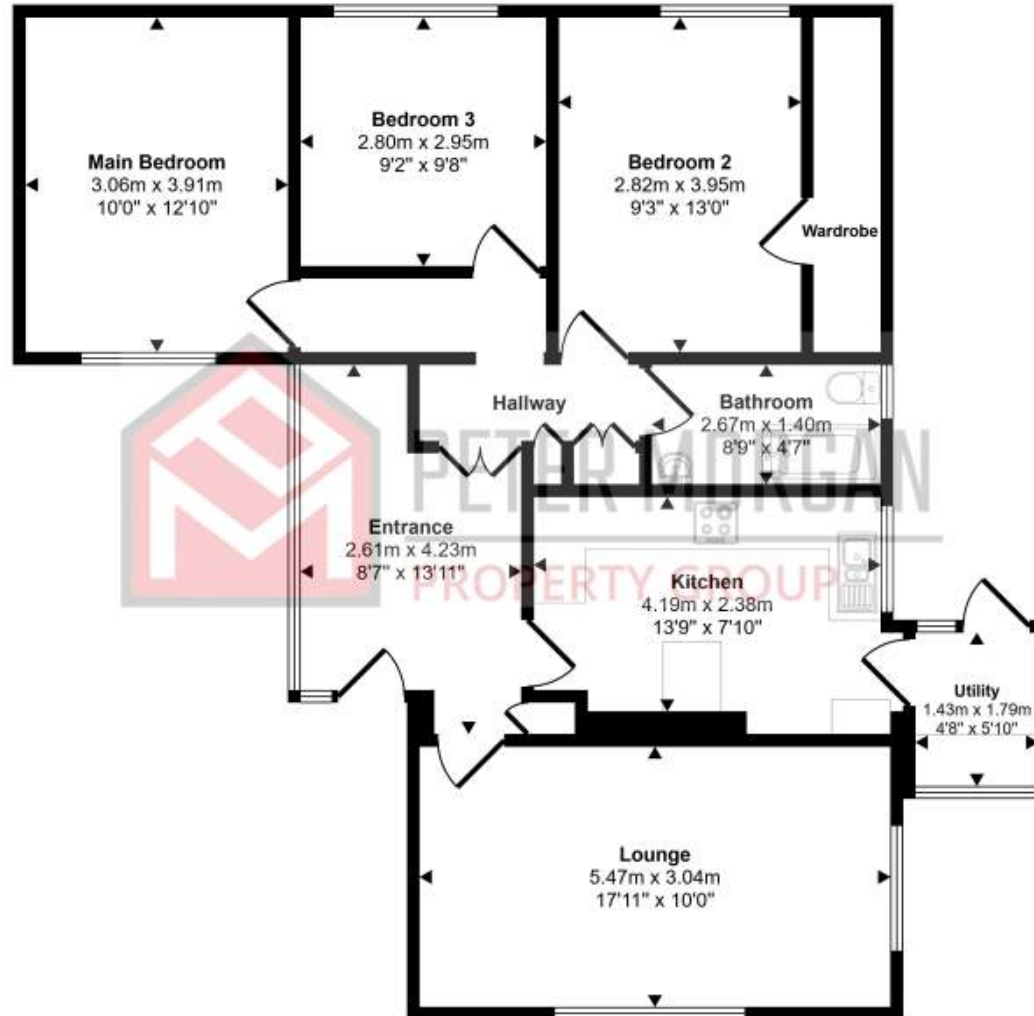


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Approx Gross Internal Area
89 sq m / 960 sq ft



Floorplan

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		
(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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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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