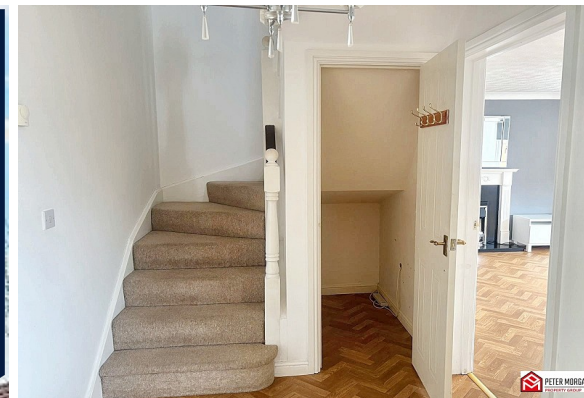


THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
LETTINGS  
BRONZE WINNER  
Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



PETER MORGAN  
PROPERTY GROUP

**24 Parc Penscynor, , Aberdulaish, . SA10 8LQ**

**£1,100 Monthly**



PETER MORGAN



## Main Features

- Four Bedrooms
- Lounge
- Kitchen/Dining Room
- Utility Room
- Master Bedroom with En-suite
- Family bathroom
- W/C
- Driveway and Garage
- Fully Managed
- Viewing highly recommended

## General Information

Peter Morgan Letting Agents are very pleased to offer this four bedroom family home to rent located in the quiet area of Aberdulais. The property consists of four bedrooms, a master bedroom with en-suite, lounge area, kitchen/dining room, utility room, a family bathroom and a w/c room. The property has off-road parking with a driveway and garage to the side of the property. The property is located on a large corner plot close to local schools and woodland area with good access to the M4 corridor. Viewing is highly recommended

## Tenant Charges

Default Payment Charge: If you pay the rent at least 7 days late, we can charge you interest calculated at a Bank of England base rate plus 3% APR.

Holding deposit to reserve a property: This is refundable and you should not pay more than one week's rent.

Tenancy Agreement Clauses:

Actual costs for any call-outs made by you, and you have provided us or the agent with incorrect information.\*

Actual costs for call-outs because you have locked yourself out of the property.\*

Actual costs we must pay if we have to sort out returned keys.\*

Actual costs for any damage caused to alarms or lights.\*

Missed Appointments: Actual costs for failing to keep an appointment with a

workman once arranged or refusing entry.\*

Delay in reporting maintenance issues:

Actual costs for further damage should you fail to report any fault or repair we are responsible for.\*

Actual costs for damage to door and windows if the police break into the property.\*

Actual costs for any treatment needed to get rid of fleas, ants, mice, wasps nests and other pests.\*

Insurance Claims: You may be charged the excess fee for any insurance claims.\*

\*All above charges are included in the Tenancy Agreement with more details. You will be supplied a DRAFT Tenancy Agreement prior to committing to commence a tenancy.

## Garage

Strictly by appointment with Peter Morgan Estate and Letting Agents. Please telephone 01639 798200 or email [lettings@petermorgan.net](mailto:lettings@petermorgan.net)

## Gardens

Front Garden, driveway

## Hallway

(9' 2" Max x 7' 3" Max) or (2.79m Max x 2.21m Max)

Carpet under stairs cupboard radiator

## Bathroom

(4' 1" Max x 6' 2" Max) or (1.25m Max x 1.89m Max)

Sink, toilet & radiator

### **Kitchen / Dining Area**

(19' 0" Max x 9' 7" Max) or (5.79m Max x 2.91m Max)

Carpet and tiles with double doors to rear garden. Integrated oven, cooker good and fridge freezer.

### **Utility Room**

(5' 11" Max x 6' 2" Max) or (1.80m Max x 1.88m Max)

### **Living Room**

(14' 4" Max x 14' 1" Max) or (4.38m Max x 4.28m Max)

Carpet. Bay window to front of the property with gas fire feature.

### **Landing**

(6' 9" Max x 2' 9" Max) or (2.05m Max x 0.83m Max)

### **Master Bedroom**

(11' 1" Max x 11' 8" Max) or (3.39m Max x 3.56m Max)

Carpet, fixed wardrobe

### **En Suite**

(4' 4" Max x 2' 8" Max) or (1.32m Max x 0.81m Max)

Shower, sink and toilet.

### **Bedroom 1**

(9' 0" Max x 6' 9" Max) or (2.74m Max x 2.07m Max)

### **Bedroom 2**

(7' 6" Max x 9' 6" Max) or (2.29m Max x 2.89m Max)

### **Bedroom 3**

(9' 9" Max x 9' 5" Max) or (2.98m Max x 2.86m Max)

### **Bathroom 2**

(7' 0" Max x 6' 2" Max) or (2.14m Max x 1.87m Max)

### **Gardens**

Rear Gardens

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage

### **Current council tax banding**

Not Specified

### **Current heating type**

Not Specified






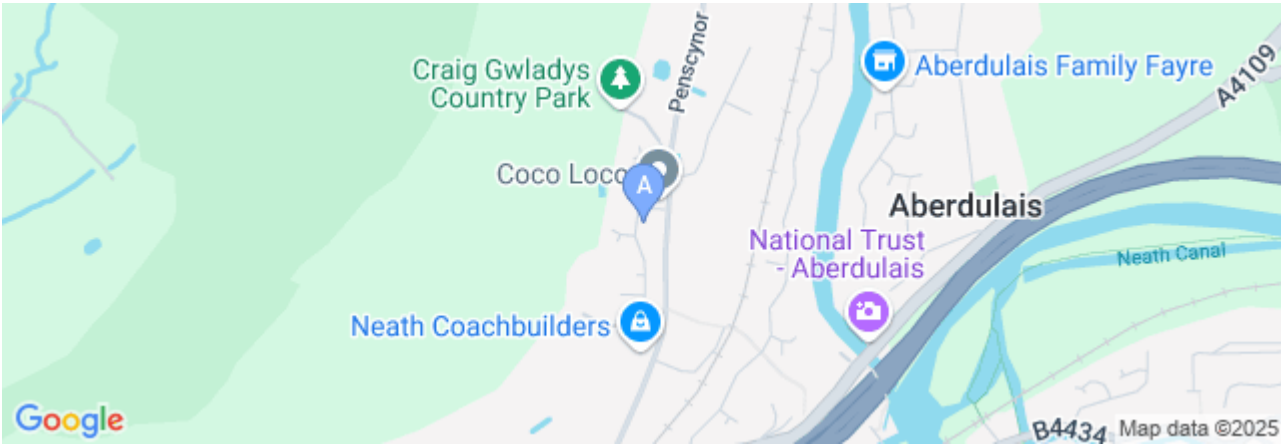




24 Parc Penscynor, , Aberdulais, . SA10 8LQ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Neath Hub	Neath Financial Services	Bridgend Sales Hub	Talbot Green Hub	Carmarthen Hub	Cardiff Hub
npt@petermorgan.net lettings@petermorgan.net  33-35 Windor Road, West Glamorgan SA11 1NB	team@pmfinancial.net  The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	bcb@petermorgan.net  16 Dunraven Place, Mid Glamorgan CF31 1JD	talbotgreen@petermorgan.net lettingstg@petermorgan.net  Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	carmarthen@petermorgan.net lettingscm@petermorgan.net  21 Bridge Street, Carmarthen SA31 3JS	cardiff@petermorgan.net lettingscd@petermorgan.net  144 Crwys Road, Cathays Cardiff CF24 4NP

# PETER MORGAN

PROPERTY. PROPERLY



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.

**Neath - Lettings Branch**  
33 Windsor Road, Neath. SA11 1NB  
lettings@petermorgan.net  
VAT No : **821850148**

**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

