

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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Lonlas Cottage Lonlas, Neath, Neath Port Talbot. SA10 6SD



Exclusive

£550,000

Main Features

- Peter Morgan Exclusive Property!
- Detached Spacious Accommodation
- Private Driveway Providing Ample Off Road Parking
- Former Stable House and Coach House
- Private Grounds with Paddock
- Freehold
- EPC - F
- Council Tax - F
- French Doors from Three Rooms on Ground Floor
- Oil Fired Central Heating

General Information

Peter Morgan Exclusive Property!

We are pleased to present this Exclusive Detached former Coach house set on approximately 1.8 Acres offering spacious accommodation over two floors with two reception rooms, four bedrooms, bathrooms to both floors and private gardens with a large paddock. This picturesque property is accessed via a private driveway whilst providing ample off road parking and ideally located with easy access to Swansea City Centre and the M4 Motorway with its excellent commuter links. There is Oil fired heating and partially updated uPVC double glazing. Properties like this rarely come to market therefore an early viewing is highly recommended for any appreciation to be possible.

Please note: This is a Peter Morgan Exclusive property, proceedable viewings only which will be accompanied strictly by Peter Morgan. For further information please contact our Neath office on 0330 056 3555.

GROUND FLOOR

Entrance Porch

Tiled flooring and two uPVC double glazed windows to the side.
Through to;

Lounge

(34' 9" x 17' 1") or (10.60m x 5.20m)

Three Bow uPVC double glazed windows, uPVC sliding doors to allow access to the rear garden, a feature stone wall with fireplace and wood burner, tiling to the floor and an open staircase to the landing.

Curved steps to;

Dining Room

(14' 9" x 12' 4") or (4.50m x 3.75m)

uPVC double doors, uPVC window, tiled flooring and open stairs to Bedroom Three.

Kitchen

(23' 7" x 11' 6") or (7.20m x 3.50m)

A large traditional country kitchen appointed with a range of matching wall, display and base units with wood effect worktops over with an inset Belfast sink, an open stove space within fireplace with tiled splashback, three uPVC windows and back door, tiled flooring and a large space for a dining table.

Bedroom Four

(17' 5" x 12' 6") or (5.30m x 3.80m)

Previous stables.

uPVC double doors to the rear aspect, laminate flooring, beamed ceiling, timber ladder leading to the original gallery landing now a feature balcony area.

FIRST FLOOR

Landing

Pitched roof with beam, laminate flooring and a hatch leading to horse galleys.
Doors leading to;

Bathroom

A modern comprising of a panelled bath, a low level WC and a pedestal wash hand basin. A heated towel rail, a pitched roof with a Velux window and beamed ceilings. Fully tiled flooring and walls.

Bedroom Two

(11' 6" x 16' 5") or (3.50m x 5.0m)

uPVC window to the side aspect, laminate flooring, exposed beams, radiator and pitched ceiling with a Velux window.

Bathroom Three

(16' 5" Max x 11' 6" Max) or (5.0m Max x 3.50m Max)

Access via a staircase from Bedroom Two.

Two uPVC double glazed windows, a radiator, original floorboards and beamed ceilings.

Master Bedroom

(14' 1" x 13' 11") or (4.30m x 4.25m)

uPVC window to the side aspect, built-in wardrobes, radiator and laminate flooring. There is beamed ceilings with a pitched roof and French Doors leading to the balcony area.

EXTERNALLY

Gardens

There is a large lawn to the rear of the property with a shed which was previously used as a barn (please note: it is in need of repair), an oil tank with side access to the front enclosed garden.

Set on approximately 1.8 acres.

Paddock

The rear middle paddock has a pig and chicken shed, laid lawn and access to lower roads which is not currently used.

There is also a large paddock with a tree preservation orders ensuing privacy.

Parking

Ample parking for several cars and chopper stone driveway. Private grounds with trees accessed via a private driveway.

Council Tax

Band F

£2,921.98

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains drainage (Services not tested)

Current council tax banding F

Current heating type Oil

Tenure (To be confirmed) Freehold



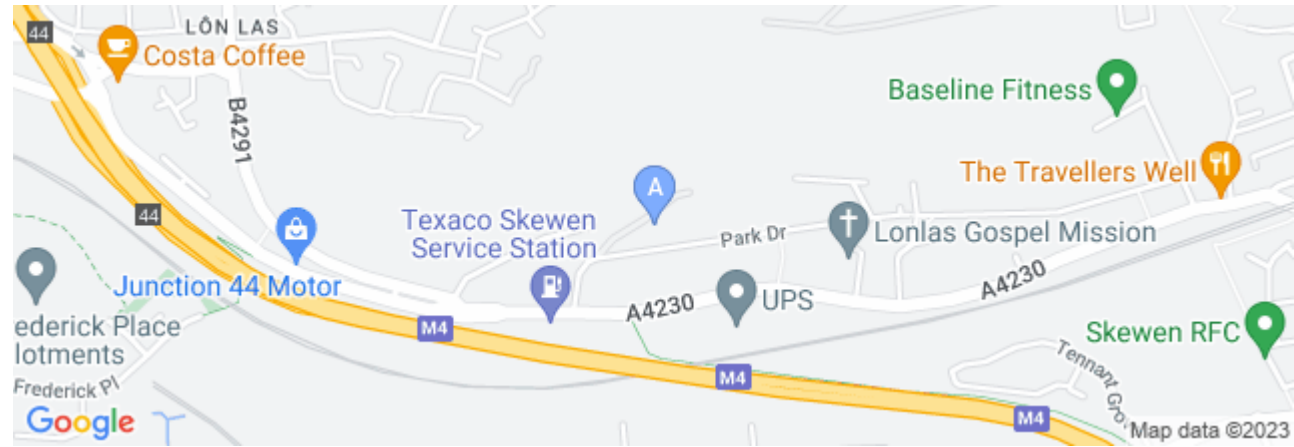






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	22	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 £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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