

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

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4 Maes Marchog Isaf, Glynneath, Neath, Neath Port Talbot. SA11 5EZ



Offers Over £430,000

Main Features

- EXCLUSIVE PROPERTY!
- Bespoke Self-Build
- Four Bedrooms
- Cinema Room
- Enclosed Garden Area
- Ample Off-Road Parking
- Council Tax - E
- EPC - C
- Need a Mortgage? We can Help!

General Information

Located in a privately owned compound this is the first of the four houses there, a large detached property with a Love Island Esq garden including pool, firepit, BBQ area and bar. The property itself in a fetching stone finish, with three reception rooms, one being used as a cinema room with star effect cladding, 6k projector with WiFi and bluetooth and a cinema speaker system, another being an A-frame design with a Venetian feature wall and built-in fire and electric blinds, the kitchen, utility room and downstairs toilet all have oak doors and granite worktops, the utility room allows access to the integral garage and rear garden. To the first floor is four large bedrooms one with Venetian plaster to one feature wall and an en-suite. The family bathroom provides a bath with shower over.

Internally the property has been renovated throughout and is now finished to a high standard and includes a Nu Heat System which services the under floor heating and hot water, each room has its own thermostat control. There are porcelain tiles to the whole of the ground floor with under floor heating.

Please note there is a potential issue to a drainage line that needs further investigation by the buyer.

GROUND FLOOR

Hallway

Enter into an open plan hallway, uPVC window to the front aspect, porcelain tiles to the floor with under floor heating, oak doors leading to the cinema room, kitchen, W.C and living area. Oak staircase with carpet to the first floor.

Cinema Room

uPVC window to the front aspect, star effect cladding to the ceiling and a 6k cinema projector with WiFi and bluetooth, cinema speaker system, inset spot lighting, porcelain tiles to the floor with under floor heating.

Kitchen

Appointed with a range of oak matching wall, base and sink units, with granite worktops over, a Belfast sink with rose gold mixer tap, inset spot lighting, integrated electric oven and a 6 ring gas hob, porcelain tiles to the floor with under floor heating. uPVC window with granite window sill and a newly fitted wooden blind. Door leading to the utility area.

Utility Room

A useful space with base units in oak with granite worktop over, stainless steel sink with mixer tap, plumbing for a washing machine, porcelain tiles to the floor with under floor heating. uPVC window to the rear aspect, door leading to garage and to the rear garden.

Garage

Integrated garage with electric points and lighting, door leading to the utility room.

W.C.

Comprising of a low level W.C and a vanity hand wash basin set in a oak unit with granite worktops over. uPVC window to the rear aspect with newly fitted wooden blind, porcelain tiles to the floor with under floor heating.

Reception Room

uPVC windows to the front and rear aspect allowing natural light into this generous living space, newly fitted wooden blinds, porcelain tiles to the floor with under floor heating, french doors leading to the A-frame summer room.

A-frame Summer Room

This living space has a beautiful vaulted ceiling with open Oak beams, there is a feature wall with Venetian plaster and built in fire, porcelain tiles to the floor with under floor heating, uPVC bi-fold doors with glazed panels above and to the side allowing natural light to enter and full width views out to the garden. the bi-fold doors have electric blinds fitted.

FIRST FLOOR

Bedroom One

uPVC window to the front aspect with newly fitted wooden blinds, feature wall with Venetian plaster, built in wardrobe with sliding doors, carpet to the floor with under floor heating. Door leading to en-suite.

En Suite

Comprising of a low level W.C, vanity hand wash basin, oak doors with granite worktops over, shower with glass screen, vertical heated towel rail, inset spot lighting, uPVC window to the front aspect, porcelain floor tiles with under floor heating, porcelain tiles to the walls.

Bedroom Two

uPVC window to the rear aspect with a newly fitted wooden blind, oak doors leading to a built in wardrobe, carpet to the floor with under floor heating.

Bedroom Three

uPVC window to the rear aspect with a newly fitted wooden blind, oak door leading to a storage space, carpet to the floor with under floor heating.

Storage Area

Used as a storage area which houses the Nu Heat System, this services the property, under floor heating and hot water.

Bedroom Four

uPVC window to the front aspect with newly fitted wooden blinds, panelling to one wall, carpet to the floor with under floor heating.

Bathroom

Comprising of a concealed low level W.C, vanity hand wash basin with oak doors and granite worktops, white bath with shower over and glass screen, vertical heated towel rail, porcelain tiles to the wall and floor with under floor heating, uPVC window with a newly fitted wooden blind to the rear aspect.

EXTERNALLY

Front Garden

To the front of the property there is resin driveway for two cars leading to the integral garage, lawn area either side of the resin path up to the front door.

Rear Garden

The impressive enclosed garden to side and rear of the property has a swimming pool with its own pump house and changing room, built in fish pond, a newly constructed area with a BBQ and pizza oven, a seating area with firepit, there is artificial grass and porcelain slabs to the ground allowing easy maintenance of the garden space.

Garden room

This space provides a changing area and has seating inside, there is a bar and seating area which currently houses a dart board and television allowing the current owners to enjoy the outside space and is an ideal place for entertaining.

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 option 3 or email us at neath@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding E

Current heating type Combi

Tenure (To be confirmed) Freehold

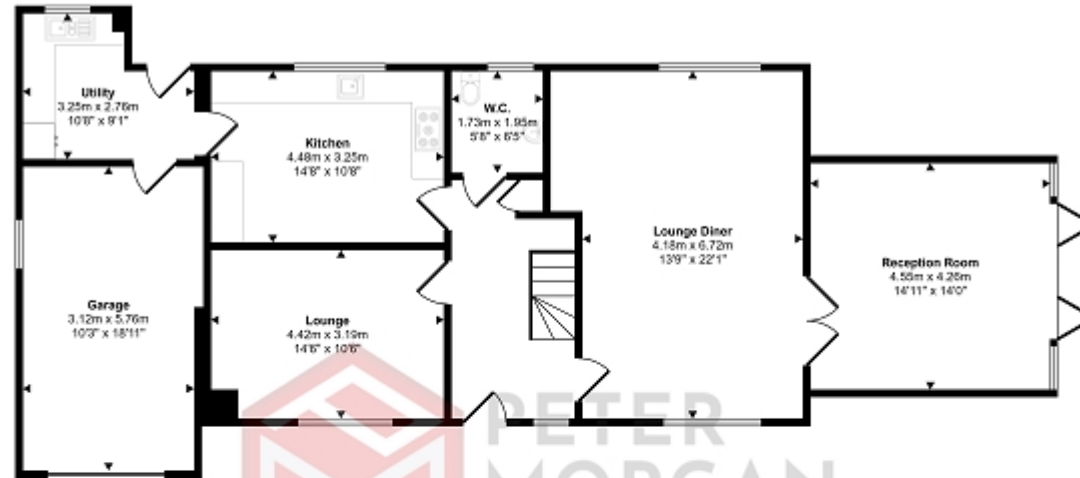




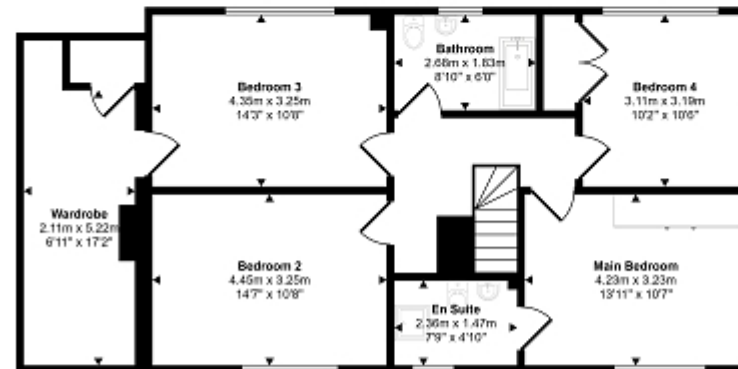




Approx Gross Internal Area
212 sq m / 2261 sq ft




Ground Floor
Approx 122 sq m / 1318 sq ft



First Floor
Approx 89 sq m / 963 sq ft

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 Snuppy 360.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	77	
(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.

Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW



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Neath Port Talbot Branch
35 Windsor Road, Neath. SA11 1NB
npt@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

