

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
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The Telegraph



11 Nant Celyn, Crynant, Neath, Neath Port Talbot. SA10 8PZ



Offers Over £475,000

Main Features

- PETER MORGAN EXCLUSIVE
- Immaculately Presented Throughout
- The Perfect Family Home
- Detached Four Bedroom Property
- Located In A Sought After Cul De Sac
- Off Road Parking With Large Garage
- Freehold
- EPC - C
- Council Tax - F
- Need A Mortgage? We Can Help!

General Information

An opportunity to purchase an outstanding property that will be the most perfect family home, Nant Celyn, Crynant. Situated in a sought after area, surrounded by other large executive homes. This beautiful residence is located in the heart of a small village close to many local amenities such as Creunant Primary School and The Gradon, also within a short distance to the nearby villages such as Ystradgynlais and Glynneath.

Internally this house is immaculately presented and has been recently decorated throughout. Benefiting from four good sized bedrooms, integral double garage, Oak stairs, oak skirting boards and architraves throughout, newly fitted bathrooms and ensuite, internal and external CCTV with remote access, modern alarm system with remote control access, a newly fitted eco boiler and key fob/key code options, and not forgetting how incredibly spacious this home is!

Presented to a high standard to make a viewing an absolute essential for any appreciation to be possible.

GROUND FLOOR

Entrance Hallway

Enter through a uPVC double glazed front door with glass either side, oak effect laminate flooring, oak skirting boards, radiator and carpeted stairs to the first floor.

Oak Doors to;

Lounge

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

W.C.

A recently upgraded white suite with sparkle work tops, a low level WC, and a vanity wash hand basin with mixer tap. Tiled flooring, tiled walls and a vertical heated towel rail.

Main Lounge

uPVC double glazed window to the front aspect, two radiators, carpeted flooring and a feature electric fire with ornate surround.

Oak arch way to;

Dining Room

Carpeted flooring, radiator and oak door to access the kitchen.

uPVC doors to;

Sun Room

uPVC double glazed windows surround, half brick wall surround, solid roof with integrated spot lights and Berry Alloc Chateau Herringbone flooring.

Double doors to access the beautiful rear garden also offering mountain views.

Kitchen

An immaculate kitchen appointed with matching wall and base oak units with solid Corian work tops over and a double integrated stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, 'Belling' range oven with 8 ring gas hob and feature Nexiform splashback and matching extractor over, plumbing in place for dishwasher, tiled flooring, radiator, tiled stone splash back and radiator.

Oak door to;

Utility Room

A large utility appointed with oak effect wall and base units with black works tops over, inset sink with mixer tap and plumbing in place for a washing machine and tumble dryer. uPVC double glazed window to the rear aspect, tiled flooring, storage cupboard and a uPVC door to access the rear garden.

Oak door to;

Garage

A large garage with up and over electric door, padded flooring, access to the rear garden, fitted tap which is used to connect the garden hose, ladder stairs to the large boarded, storage space above and a wall mounted boiler serving domestic hot water and gas central heating.

FIRST FLOOR

Landing

A spacious landing with a uPVC double glazed window to the front aspect, radiator, cupboard housing a large water tank (Megaflo System) and carpeted flooring.

Oak doors to;

Master Bedroom

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

Open to;

Dressing Room

Large fitted wardrobes to both sides with sliding doors and carpeted flooring.

Door to;

En Suite

A walk in Ensuite comprising of a low level WC, Jacuzzi bath, a double walk in shower and a vanity wash hand basin with mixer tap. uPVC double glazed window to the rear aspect, tiled flooring, tiled walls, vertical chrome heated towel rail and inset ceiling LED lights.

Bedroom Two

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

Bathroom

A newly fitted family bathroom appointed with a feature sunken bath with mixer tap, low level WC, vanity wash hand basin and a walk in shower. uPVC double glazed window, tiled flooring, tiled walls, inset ceiling LED lighting and two vertical heated towel rails.

Bedroom Three

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

Bedroom Four

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

EXTERNALLY

Gardens

A spacious front garden benefitting from a driveway offering ample off road parking, large garage with an up and over electric door and a laid to lawn area with matured shrubs.

A spacious well maintained rear garden with patio area to enjoy the summer evenings, decorative stone area, laid to lawn area, storage shed and a further patio area to enjoy the mountain views.

Mortgage Advice

PM Financial is the mortgage partner in 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)

Council Tax

Council Tax Band - F
£3,098.63 Per Annum

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding F

Current heating type Gas

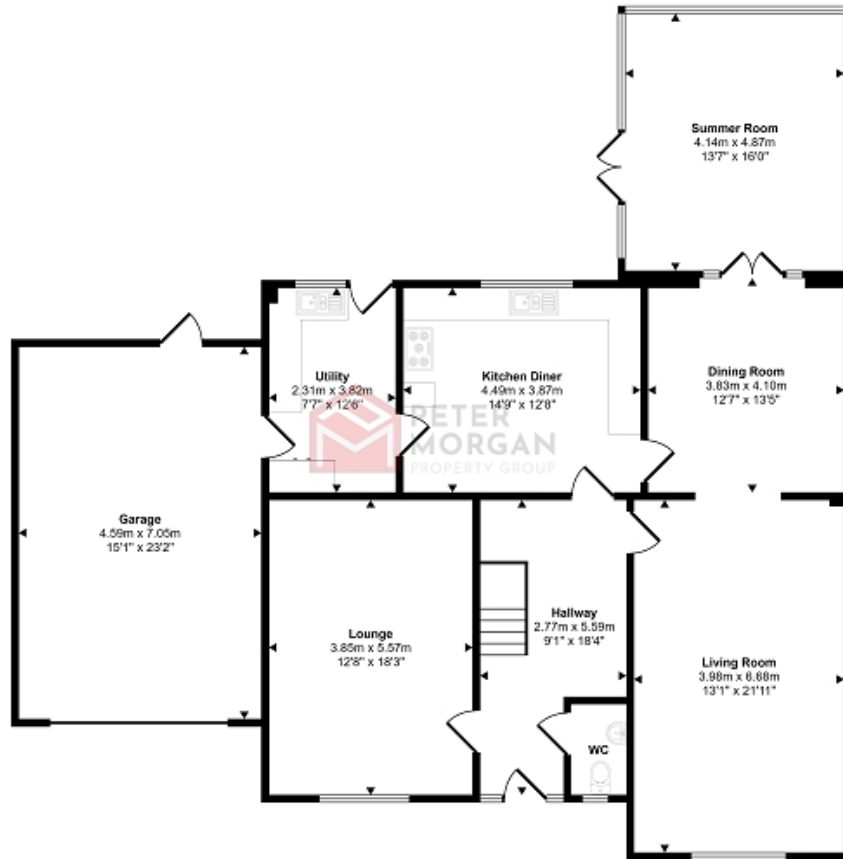
Tenure (To be confirmed) Freehold





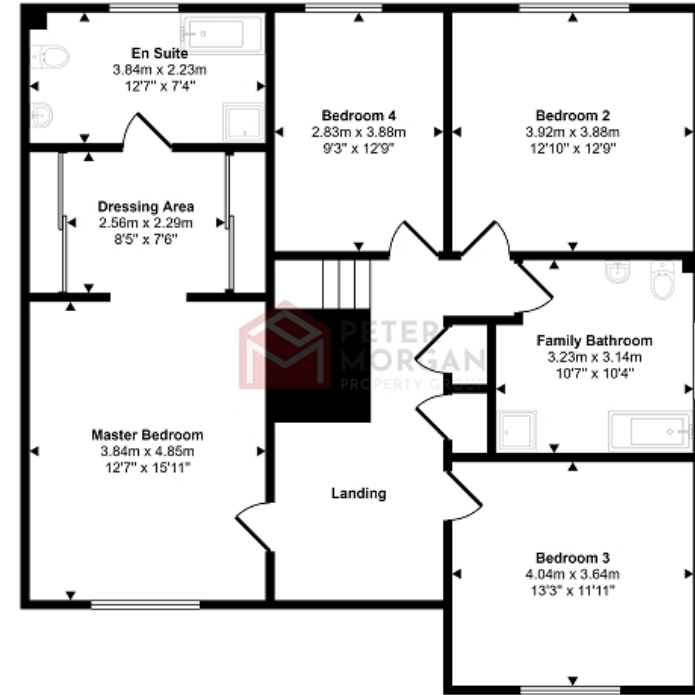







Ground Floor
Approx 164 sq m / 1763 sq ft

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 Snappy 360.



First Floor
Approx 110 sq m / 1189 sq ft

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		87
B		
(69-80)	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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