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 **PETER MORGAN**
PROPERTY GROUP

Glebeland Street, The Old Vicarage , Cadoxton, Neath. SA10 8AY


PETER MORGAN

£675,000

Main Features

- Large Detached Property Built In 1902
- Five Good Sized Bedrooms
- Desirable Location
- Original Features Throughout
- Summer Room With French Doors Leading to Large Grounds
- EPC - D
- Council Tax Banding - H
- Double Garage
- Private Entrance and Driveway
- Need A Mortgage? We Can Help!

General Information

This fantastic freehold detached property as The Vicarage built in 1902. This wonderful property has its Original features, fireplaces and staircase making the property stand out from the crowd. This property benefits from being set on a large private plot with potential for further development. Internally the property benefits from high ceilings, wide doors, a large living room, a Victorian summer room and it is an opportunity to purchase some history.

Located within walking distance of Neath Town Centre and situated in a village setting this property is instantly recognisable. The grounds are fully enclosed with ample parking, a double garage and easy access to the M4 corridor and so much more.

This property must be viewed to fully appreciate what is on offer.

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

Porch

A fully tiled porch.

Hallway

Enter through an original front door with stained glass windows, two triple glazed abbey style windows, quarry tiled flooring and arts and crafts original staircase. Doors to;

Reception Room

Triple glazed Abbey windows, carpeted flooring, radiator and an original feature fireplace with wood burner stove.

Dining Room

Triple glazed Abbey windows, carpeted flooring, two alcoves with storage. An original open fire place (not in use) and a radiator.

Lounge

A large window to the rear aspect with an original oak panelled window seat overlooking the patio and rear garden, carpeted flooring and a feature fireplace with gas fire.

Orangery

Original windows, tiled flooring and original structure leading to the rear. Double Abbey Style doors leading a outdoor dining area.

Utility Kitchen

Comprising of matching wall and base units with grey flex work tops over, stainless steel sink with mixer tap and A Range cooker with extractor over. uPVC window, tiled splash back, tiled flooring and plumbing in place for a washing machine and tumble dryer.

Kitchen

Comprising of an original kitchen with matching wall and base units with worktops over and an inset stainless steel sink with mixer tap. Large uPVC windows, tiled splash back, tiled flooring, a 'AGA' range gas cooker and its original access to the lounge.

Door to;

Side Hallway

Tiled flooring, uPVC window and new uPVC door to access the rear garden.

Doors to;

Larder/ Store Room

A walk in pantry with original cold shelf and storage shelves.

W.C.

Comprising of a low level WC and pedestal wash hand basin with mixer tap. uPVC window to the rear aspect, tiled flooring and part tiled walls.

FIRST FLOOR

Landing

A gallery landing having high ceilings, radiator and uPVC triple new sash windows.

Doors to;

Bathroom

Comprising of a three piece suite including a double vanity sink, a large corner shower and a panelled bath with hand held shower and mixer tap. Part tiled walls, laminate flooring and uPVC Sash windows.

W.C.

Comprising of a low level W.C with part tiled walls, laminate flooring and sash windows.

Bedroom Five

uPVC Sash windows, carpeted flooring and a large storage airing cupboard.

Bedroom Four

uPVC double Sash windows, grey carpeted flooring, a radiator and a feature fireplace.

Bedroom Two

uPVC double Sash windows, carpeted flooring and a radiator.

Master Bedroom

uPVC triple glazed double Sash windows, carpeted flooring, built in wardrobes and a radiator.

Bedroom Three

uPVC double Sash windows, alcove with built in storage, carpeted flooring and a radiator.

EXTERNALLY

Front Garden

Large grounds with a private driveway and ample parking.

Patio

Large patio area with enclosed private gardens.

Outside WC

Stone Building

A storage workshop housing a wall mounted combi boiler serving domestic hot water and gas central heating.

Gardens

A large private, enclosed garden with further garden to the side with vegetable plots, mature shrubs, greenhouse and outdoor storage.

Please note this beautiful garden is 3/4 of an acre.

Double Garage

Double garage and work shops within the property grounds.

Council Tax Band

H

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 fsteam@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding H

Current heating type Gas

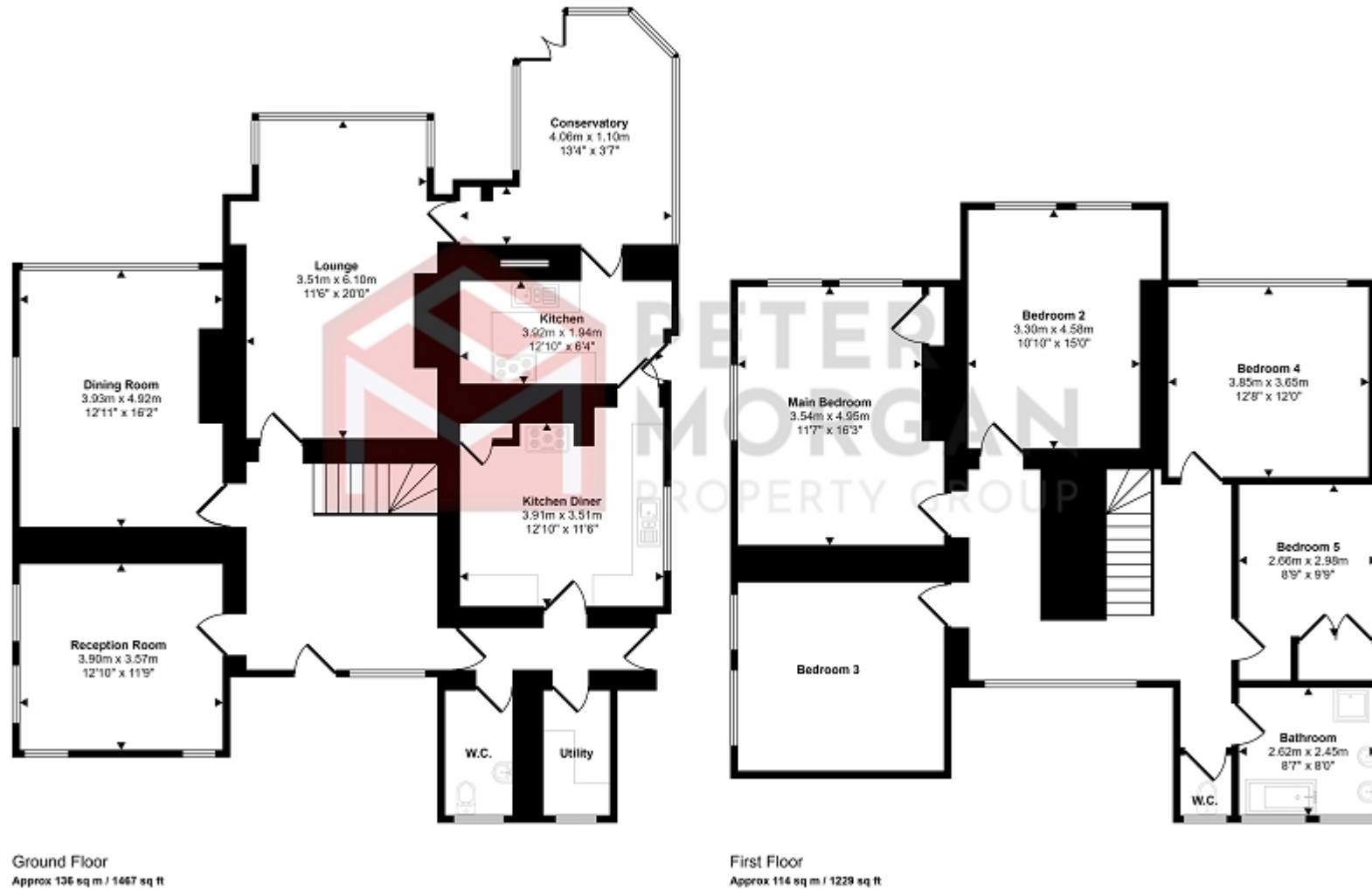
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
250 sq m / 2696 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 Shabby 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(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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