

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



6 Princess Drive, Neath, Neath Port Talbot. SA10 7PZ



£475,000

Main Features

- Presented To A High Standard
- Beautiful Family Home
- Sought After Location
- Freehold
- EPC - C
- Detached Garage & Driveway
- Enclosed Rear Garden
- Three Reception Rooms
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

Peter Morgan Exclusive Property!

Located in a peaceful Cul-de-sac, this detached four bedroomed property is the perfect family home. Situated close to many local amenities such as Blaenhonddan Primary School, Waunceirch Primary School, Dwr-Y-Felin Comprehensive School, a short distance to Neath Town Centre and Neath railway station, whilst also having easy transport links and access to the A465.

Internally the property it has been very well maintained, offering three reception rooms, WC, utility room and kitchen to the ground floor, and four bedrooms with an En-suite to the master bedroom and family bathroom. Not forgetting the driveway to the front with a detached garage and an enclosed rear garden boasting mountain views.

A viewing is highly recommended for any appreciation.

GROUND FLOOR

Hallway

A welcoming hallway having tiled flooring, radiator and carpeted stairs to the first floor.

Doors to;

Reception Room

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

W.C.

Low level WC and a wall hung basin. uPVC frosted double glazed window to the side aspect, tiled flooring and tiled splash back.

Kitchen

A family kitchen appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC double glazed window to the rear aspect, inset ceiling spot lights, tiled flooring, part tiled walls and radiator.

Door to;

Utility Room

Appointed wall and base units with work tops over and an inset stainless steel sink. Plumbing in place for a washing machine, tiled flooring, radiator and a uPVC door to access the rear garden.

Dining Room

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

Door to;

Lounge

uPVC double glazed window to the front aspect, wooden flooring, radiator and a feature fireplace with gas fire.

uPVC double glazed patio doors to access the rear garden.

FIRST FLOOR

Gallery Landing

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

Bedroom Four

uPVC double glazed window to the front aspect, wooden flooring, radiator and built in storage cupboard.

Airing cupboard

Bathroom

A family bathroom comprising of a low level WC, pedestal wash hand basin and bath. uPVC frosted double glazed window, tiled flooring, tiled walls and a heated chrome towel rail.

Bedroom Three

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

Bedroom Two

uPVC double glazed window to the rear aspect, carpeted flooring, radiator and built in storage cupboard.

Master Bedroom

uPVC double glazed window to the front aspect, carpeted flooring, radiator and built in storage cupboard.

Door to;

En Suite

Comprising of a low level WC, vanity wash hand basin and shower cubicle. uPVC frosted double glazed window, tiled flooring, inset ceiling spotlights and tiled flooring.

EXTERNALLY

Garage

Up and over door.

Gardens

A front drive offering off road parking with access to the garage, steps to the property and side access to the rear garden.

A beautiful, enclosed rear garden, patio laid with matured shrubs and steps leading to the further patio area, which boasts mountain views, perfect for the summer evenings with family, also having a garden shed for storage.

Council Tax Band

Council Tax Band - F

Annually - £3051

Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

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 a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at npt@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 F

Current heating type Gas

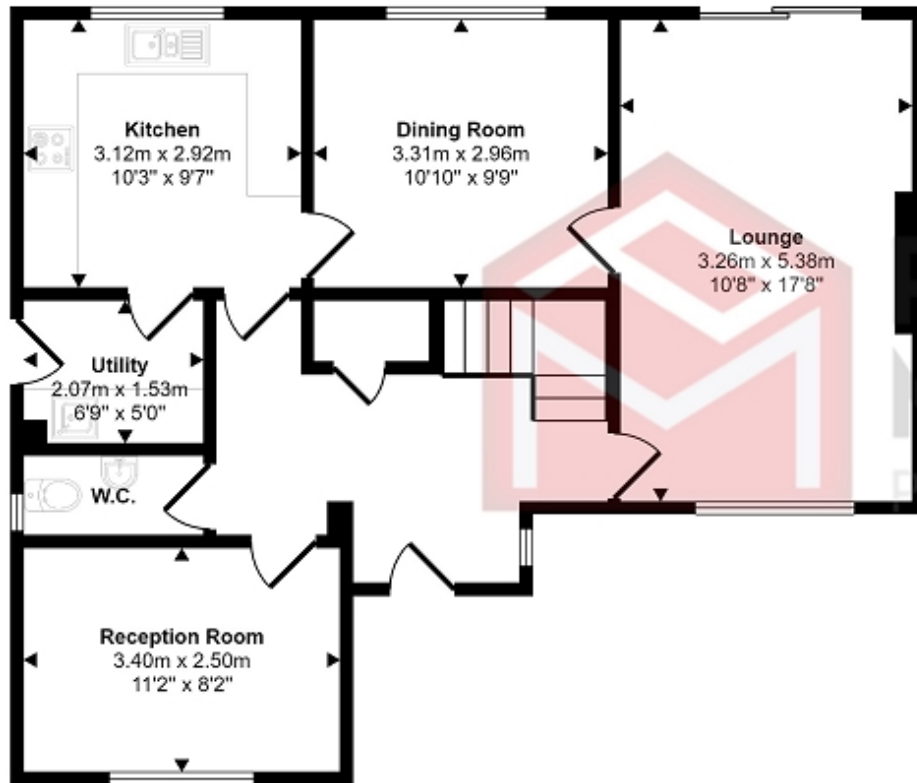
Tenure (To be confirmed) Freehold



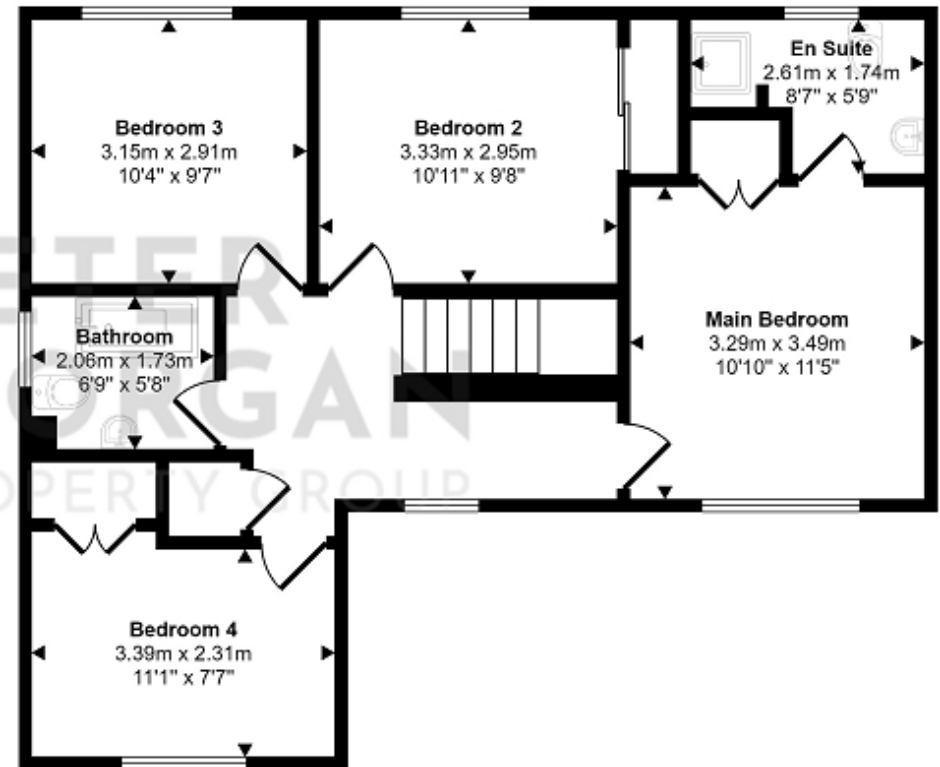




Approx Gross Internal Area
129 sq m / 1383 sq ft



Ground Floor
Approx 65 sq m / 699 sq ft



First Floor
Approx 64 sq m / 684 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C	71	
(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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