

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



PETER MORGAN

27 Heathland Way, Llandarcy, Neath, Neath Port Talbot. SA10 6FT



**£380,000**

## Main Features

- Popular Residential Development
- Detached Family Home
- Beautifully Presented Throughout
- Freehold
- Four Bedrooms
- EPC - B
- En-Suite To Master Bedroom
- Enclosed Rear Garden
- Convenient Location
- Need A Mortgage? We Can Help!

## General Information

Set in a sought after, modern development of Coed Darcy, this detached family home is tastefully presented through out to a high standard. This stylish property comprises of a WC, easy living accommodation, kitchen diner, utility to the ground floor, and four bedrooms, En-suite and family bathroom to the first floor. Not forgetting the rear garden boasting fantastic views and a garage with a separate room, currently being used as an office.

Llandarcy is conveniently located just off the A465 and M4 corridor, perfect to those commuting, also close to many other local amenities such as David Lloyds Health Centre, Harvester and a short drive to Swansea Town Centre and Neath Town Centre.

A viewing is highly recommend!

## GROUND FLOOR

### Entrance Hallway

A welcoming hallway having wooden flooring, radiator, under stairs storage cupboard and stairs to the first floor.

Doors to;

### W.C.

Comprising of a low level WC and a pedestal wash hand basin. Vinyl flooring and radiator.

### Lounge

Wooden double glazed window to the front aspect, wooden flooring, two radiators and feature fireplace with electric fire.

Through to;

### Kitchen

A modern family kitchen appointed with a range of matching shaker style wall and base units with work tops over and an inset stainless steel sink with mixer tap. Wooden double glazed window to the rear, front and side aspect, gas hob with fan over, integrated cooker, integrated fridge freezer, integrated dishwasher, vinyl flooring and two radiators.

### Utility Room

Appointed with shaker style wall and base units with work tops over. Plumbing in place for a washing machine, space for a tumble dryer, vinyl flooring and a wall mounted boiler serving domestic hot water and gas central heating.

### Reception Room

Two double glazed Velux windows, wooden flooring, radiator, LED spotlights and aluminium Bi-fold doors to access the rear garden.

## FIRST FLOOR

### Landing

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

Doors to;

### **Bedroom One**

Wooden double glazed windows to the rear aspect, carpeted flooring and radiator.

Door to;

### **En Suite**

Comprising of a low level WC, pedestal wash hand basin and a shower cubicle. Wooden double glazed window to the rear aspect.

### **Bedroom Four**

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

### **Bedroom Two**

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

### **Bathroom**

Comprising of a low level WC, pedestal wash hand basin and panelled bath. Wooden double glazed window to the rear aspect, vinyl flooring and part tiled walls.

### **Bedroom Three**

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

## **EXTERNALLY**

### **Gardens**

A front drive and access to the garage/office space.

An enclosed rear garden having a raised laid to lawn area and raised patio area with covered terrace.

### **Garage**

A split level garage with up and over door.

Garage - offering storage space and ladder to access the loft area.

Office space - Wooden flooring, LED spotlights, electric heater and uPVC door to access the rear garden.

### **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](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

### **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.

### **Service Charge**

£18.30 PCM

### **Viewings**

Strictly By Appointment Only

### **Utilities**

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

**Current council tax banding** E

**Current heating type** Gas

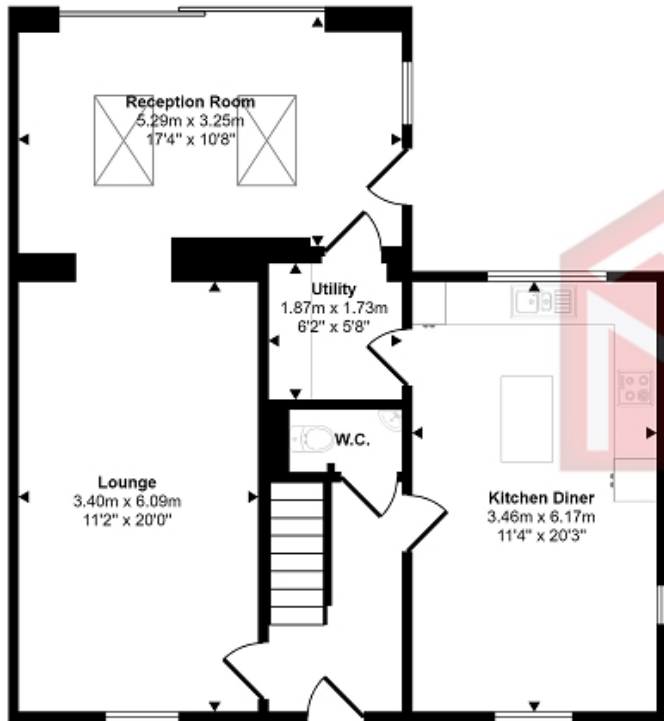
**Tenure (To be confirmed)** Freehold



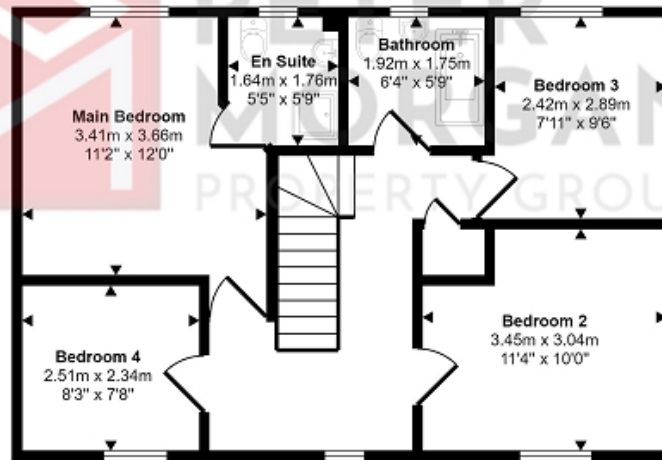




Approx Gross Internal Area  
146 sq m / 1576 sq ft



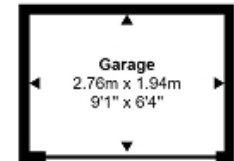
Ground Floor  
Approx 75 sq m / 808 sq ft



First Floor  
Approx 56 sq m / 602 sq ft




Reception Room  
Approx 10 sq m / 109 sq ft



Garage  
Approx 5 sq m / 58 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+) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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# PETER MORGAN

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