

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



12 Ravenswood Close, Neath, Neath Port Talbot. SA10 7BB



PETER MORGAN

£325,000

Main Features

- Sought After Location
- Detached Property
- Presented To A High Standard
- Ample Off Road Parking
- Quiet Cul-De-Sac
- EPC - C
- Freehold
- Log Cabin To The Rear
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

Set in a quiet Cul-De-Sac, this modern detached property boasts two reception rooms, WC, bedroom, modern kitchen with Bi-Fold doors to the ground floor and two bedrooms and family bathroom to the first floor, also benefitting from a driveway to the front offering off road parking to approx four cars and a beautiful garden with artificial grass and a separate Log Cabin.

This accommodation is located in the sought after area of Rhyddings, close to local amenities such as Dyffryn woods, and the Gnoll Country Park, Woodland walks, Bryncoch Sizzler, Burger King, Ysgol Maes Y Coed, Dwr-Y-Felin Comprehensive School, NPT College, also having excellent transport links and easy access to the A465.

A viewing is highly recommended to avoid disappointment!

GROUND FLOOR

Entrance Hallway

Enter through a uPVC door, wooden flooring, radiator and carpeted stairs to the first floor.

Door to;

Dining Room

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

(Former garage)

W.C.

Comprising of a low level WC, and a pedestal wash hand basin. uPVC frosted double glazed window, heated chrome towel rail and wall mounted cupboard.

Kitchen

A modern kitchen appointed with a range of matching wall and base units with marble effect work tops over and an inset sink with mixer tap. Integrated fridge freezer, dishwasher and washing machine, integrated oven, kitchen island with electric hob, wooden flooring, vertical radiator, seating area and Bi-fold doors to access the rear garden.

Bedroom Three

uPVC double glazed window to the side aspect, laminate flooring and radiator.

FIRST FLOOR

Landing

Carpeted flooring, access to the loft above and an airing cupboard housing a combi boiler serving domestic hot water and gas central heating.

Doors to;

Bedroom One

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

Bathroom

Comprising of a low level WC, vanity wash hand basin and a panelled bath with shower over. uPVC frosted double glazed window to the side aspect, vinyl flooring and heated towel rail.

Bedroom Two

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

EXTERNALLY

Gardens

A front drive offering off road parking with side access to the rear garden.

An enclosed rear garden consisting of a patio area, artificial lawn, storage shed and a log cabin.

Log Cabin

Currently used as office work place with power and lighting.

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)

Council Tax

Annually - £2112

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.

Viewings

Strictly By Appointment Only

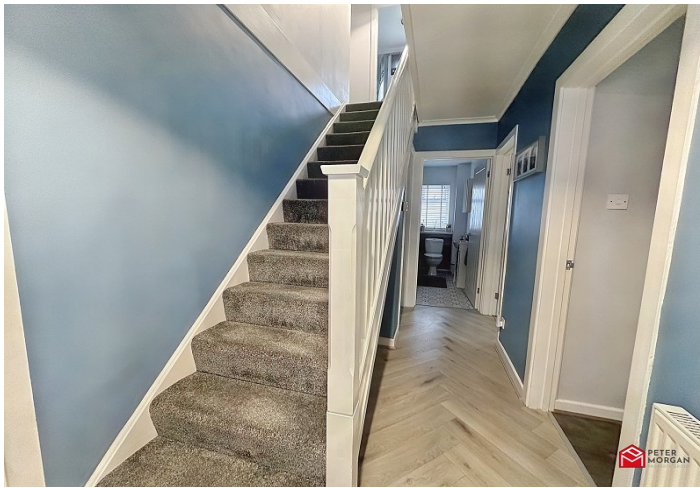
Utilities

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

Current council tax banding D

Current heating type Gas

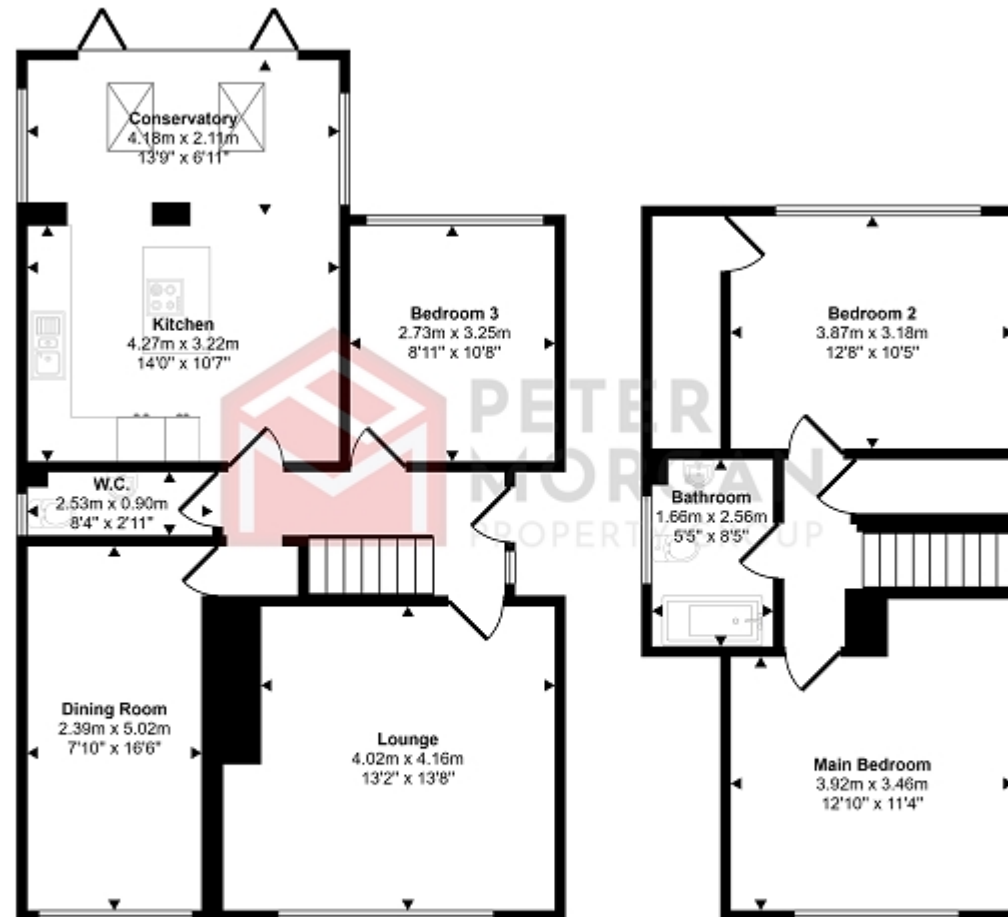
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
119 sq m / 1281 sq ft



Ground Floor
Approx 75 sq m / 812 sq ft

First Floor
Approx 43 sq m / 468 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		85
(69-80) C	70	
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN

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