

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



13 Heol Wenallt, Cwmgwrach, Neath, Neath Port Talbot. SA11 5PT



£120,000

Main Features

- Semi-Detached Bungalow
- Two Bedrooms
- Freehold
- EPC - D
- Offering A Lot Of Potential
- Potential To Modernise
- Semi-Rural Location
- Available With No Ongoing Chain
- Need A Mortgage? We Can Help!

General Information

Located in the sought after area of the semi-rural village of Cwmgwrach, is this semi-detached bungalow. Offering plenty of potential to create a beautiful home with some modernisation, there is also a generously-sized rear garden which boasts beautiful mountain views. Cwmgwrach is a friendly, popular village with many local amenities such as Blaengwrach Primary School, 'The Mine' restaurant, Cwmgwrach RFC, KFC, ASDA store & petrol Station, easy transport links, a short distance to the nearest village, Glynneath, rural walks and easy access to the A465. Internally the property offers a living room, kitchen, bathroom and two bedrooms.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Wood effect laminate flooring and radiator.

Doors to;

Living Room

uPVC window to front aspect, wood-effect laminate flooring, decorative fireplace with storage alcoves either side.

Doors to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC windows to the side and rear aspects, space for a cooker, space for a fridge and a wall mounted boiler serving domestic hot water and gas central heating.

Bedroom One

uPVC window to the front aspect, wood effect laminate flooring and radiator.

Bedroom Two

uPVC window to the rear aspect, wood effect laminate flooring and radiator.

Bathroom

Comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over. uPVC window to the rear aspect, tiled effect laminate flooring and radiator.

EXTERNALLY

Gardens

A rear garden boasting 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 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)

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.

Council Tax

Annually - £1643

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding B

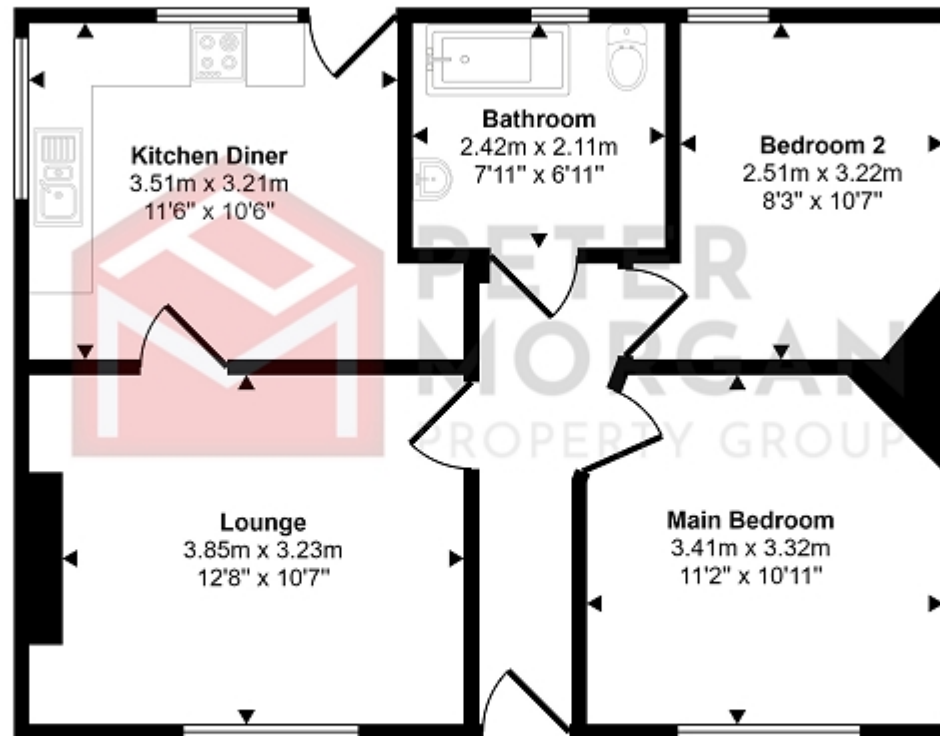
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
58 sq m / 626 sq ft



Floorplan

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		86
(69-80) C		
(55-68) D	65	
(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.



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