

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



8 Woodmill, Waunceirch, Neath, Neath Port Talbot. SA10 7PX



Offers Over £325,000

Main Features

- Detached Family Home In A Sought-After Cul-De-Sac Location
- Four Bedrooms
- EPC - C
- Freehold
- Converted Garage Creating A Second Reception Room
- Modern Kitchen / Diner
- Ground Floor W.C
- Driveway Providing Off-Road Parking
- Stunning Enclosed Rear Garden With Summerhouse, Built-In BBQ & Pizza Oven
- Need A Mortgage? We Can Help!

General Information

Peter Morgan Property Group is proud to present to the sales market this immaculately presented detached four bedroom family home situated in the sought-after area of Waunceirch, Neath. Conveniently located within walking distance for a number of local amenities including a selection of schools and local shops. Also within a short commute to the local town centre of Neath with its own train station, plenty of shops / restaurants & takeaways, Neath Port Talbot College, a comprehensive school and easy access to the M4 via the A465. The property is also a short walk from Dyffryn Woods (one of the largest ancient woodland sites in Wales) which clings to the side of the Mynydd Drumau, providing breath-taking views over the valley & coast from the top.

The main features of this property include; driveway providing off-road parking, generously-sized lounge with bay window, open plan fitted kitchen / diner, converted garage making a second reception room, ground floor W.C, master bedroom with en-suite, three further bedrooms, family bathroom and an enclosed rear garden with summerhouse. This family home really needs to be seen to appreciate the stunning condition and convenient location.

GROUND FLOOR

Hall

Radiator, tiled flooring, composite front door, staircase to first floor, open plan entrance to kitchen / diner and doors to;

Reception Room

(13' 0" Max x 8' 6" Max) or (3.97m Max x 2.60m Max)

Window to front, wood-effect laminate flooring, radiator and fitted storage cupboard.

Lounge

(16' 2" x 11' 3") or (4.94m x 3.42m)

Bay window to front, two radiators and wood-effect laminate flooring.

Kitchen/Diner

Two windows to rear, radiator, French doors to rear garden, tiled flooring, fitted with a range of wall & base units, integrated electric oven, gas hob & cooker hood, integrated wine rack, plumbing for dishwasher & washing machine, space for tumble dryer, integrated fridge / freezer, space for dining table & chairs, spotlights and door to;

W.C.

Window to side, radiator, tiled flooring, W.C and corner washbasin.

FIRST FLOOR

Landing

Window to side, radiator, fitted carpet, airing cupboard, loft access hatch with pull-down ladder and doors to;

Master Bedroom

(13' 0" Max x 11' 2") or (3.97m Max x 3.40m)

Window to front, radiator, wood-effect laminate flooring, fitted wardrobes and access to en-suite;

En Suite

Window to front, radiator, travertine tiled flooring, W.C, wash hand basin and shower cubicle.

Bedroom Two

(12' 9" x 8' 9") or (3.88m x 2.66m)

Window to rear, radiator fitted wardrobes and wood-effect laminate flooring.

Bedroom Three

(8' 11" x 7' 7") or (2.73m x 2.32m)

Window to rear, radiator and wood-effect laminate flooring.

Bedroom Four

(8' 11" x 7' 8") or (2.71m x 2.34m)

Window to rear, radiator and wood-effect laminate flooring (currently used as a home office).

Family Bathroom

Window to front, radiator, travertine tiled flooring, W.C, panelled bath with shower over & shower screen and wash hand basin.

EXTERNALLY

Gardens

Driveway to front providing off-road parking with a stone chipping surround and selection of mature shrubs / bushes and a palm tree. To the rear is an enclosed garden with patio area, artificial turf, brick-built bbq, wood-fired pizza oven, outside tap, summerhouse with decking area & pergola covered in grape vines, range of mature trees including palm trees, fig and apple trees. To the side is an access gate with wood store and two sheds.

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)

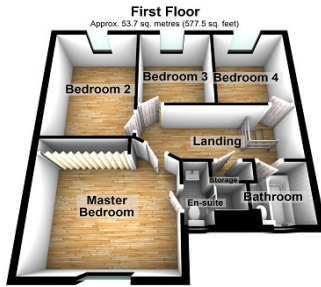
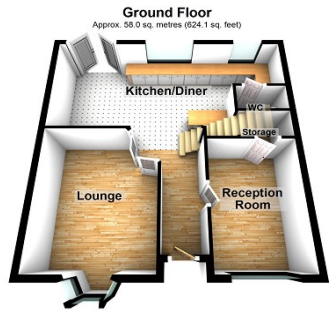
Current council tax banding D

Current heating type Gas

Tenure (To be confirmed) Freehold

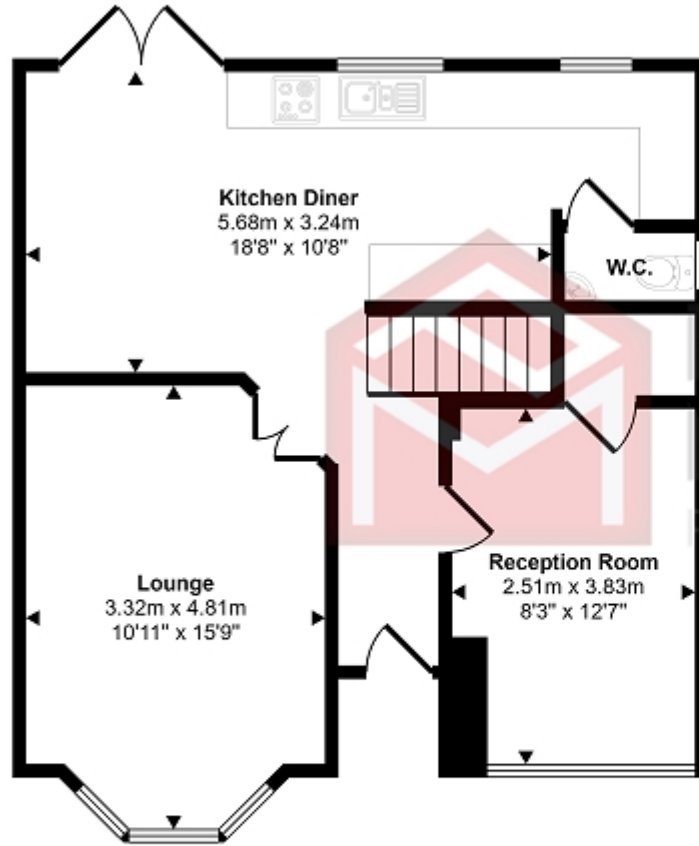




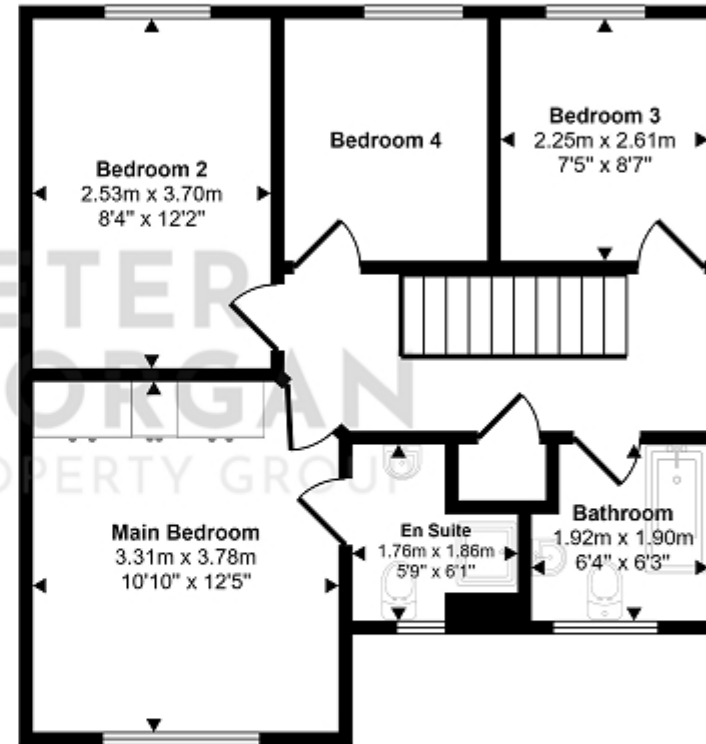


Total area: approx. 111.6 sq. metres (1201.6 sq. feet)

Approx Gross Internal Area
105 sq m / 1131 sq ft




Ground Floor
Approx 54 sq m / 582 sq ft



First Floor
Approx 51 sq m / 548 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	74	
(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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