

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



6 Derwen Fawr, Cilfrew, Neath, Neath Port Talbot. SA10 8NX



PETER MORGAN

**Offers Over £275,000**

## Main Features

- Detached Family Home
- Freehold
- Sought-After Cul-De-Sac Location
- Stunning Kitchen / Diner
- EPC - TBC
- Enclosed Rear Garden With Decking
- Off Road Parking
- Gas Central Heating
- Four Bedrooms
- Need A Mortgage? We Can Help!

## General Information

Nestled in the heart of a peaceful Cul-De-Sac, this well presented family home comprises of a WC, cosy lounge, modern kitchen diner to the ground floor and a family bathroom, four bedrooms and En-suite to the first floor, also having off road parking to the front and an enclosed rear garden with decking area.

Cilfrew is a charming village which offers a local primary school, chip shop, post office, local shop, country walks, close to the nearest village Aberdulais and Tonna, whilst also having easy access to the A465, perfect for those commuting.

An early viewing is recommended for any appreciation to be at all possible.

## GROUND FLOOR

### Hallway

Wooden flooring, radiator and staircase to first floor.

Doors to;

### W.C.

Comprising of a low level WC and a pedestal wash hand basin. uPVC double glazed window to the front aspect, radiator, tiled flooring and part tiled walls.

### Lounge

Two uPVC double glazed windows to the front aspect, two radiators, wood flooring, feature fireplace with electric fire and under stairs storage cupboard.

Door to;

### Kitchen

A modern kitchen appointed with a range of matching wall and base units with work tops over and an inset composite sink with copper tap. Two uPVC double glazed windows, plumbing in place for a washing machine, plumbing in place for a dishwasher, space for tumble dryer, space for a fridge freezer, space for 5-ring cooking range, radiator, tiled flooring and uPVC sliding patio doors to access the rear garden.

## FIRST FLOOR

### Landing

uPVC double glazed window to the side aspect, carpeted flooring, fitted storage cupboard and access to the loft above.

Doors to;

### Master Bedroom

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

Door to;

### **En Suite**

Comprising of a low level WC, pedestal wash hand basin, corner shower cubicle and a panelled bath with mixer tap. uPVC double glazed window, tiled flooring and a heated towel rail.

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Bedroom Four**

uPVC double glazed window, carpeted flooring and radiator.

### **Bathroom**

Comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over. uPVC frosted double glazed window, tiled walls, wood-effect laminate flooring and radiator.

### **EXTERNALLY**

### **Gardens**

Front garden offering a driveway to providing off road parking for several vehicles, laid to law garden with mature shrubs / bushes and side gate access to rear garden.

A rear garden offering a patio area with steps leading up to a decked area with storage shed, side access outside power and outside tap.

Please note the hot tub will be included in the sale.

### **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.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

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

**Current council tax banding** D

**Current heating type** Gas

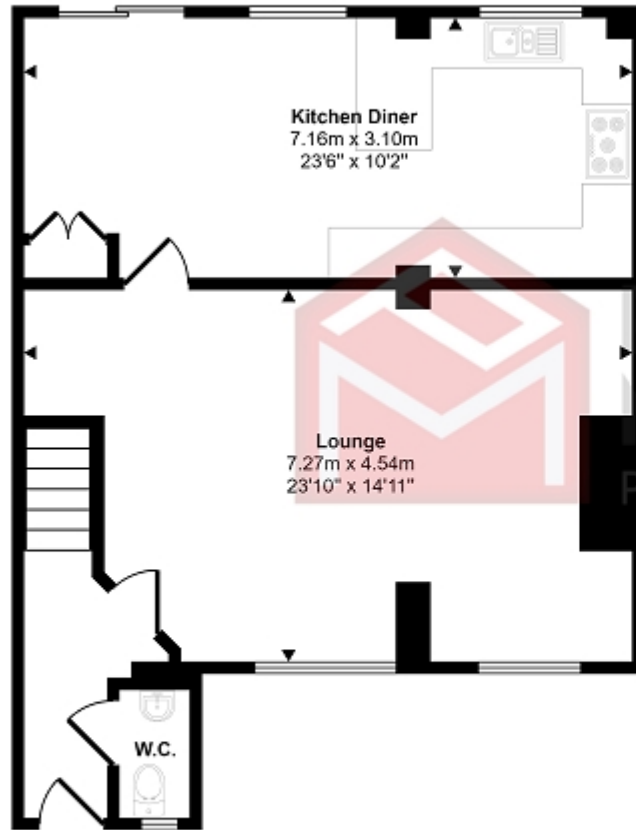
**Tenure (To be confirmed)** Freehold



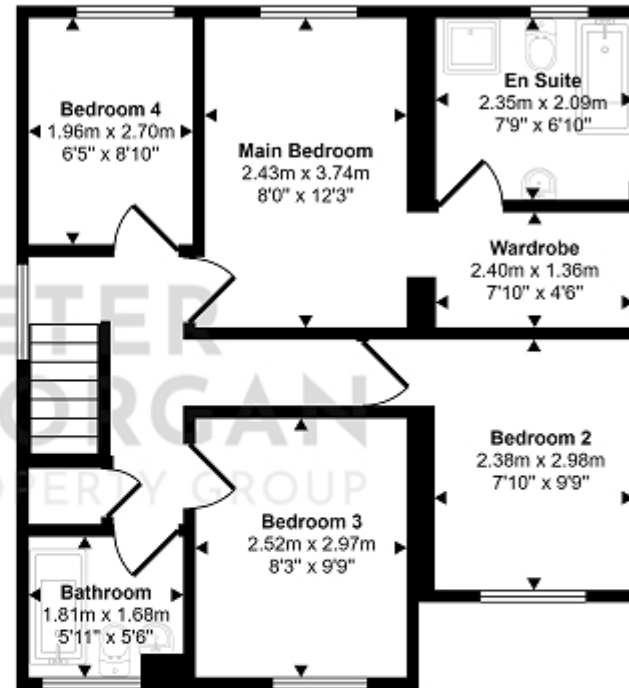




Approx Gross Internal Area  
113 sq m / 1216 sq ft




**Ground Floor**  
Approx 59 sq m / 639 sq ft



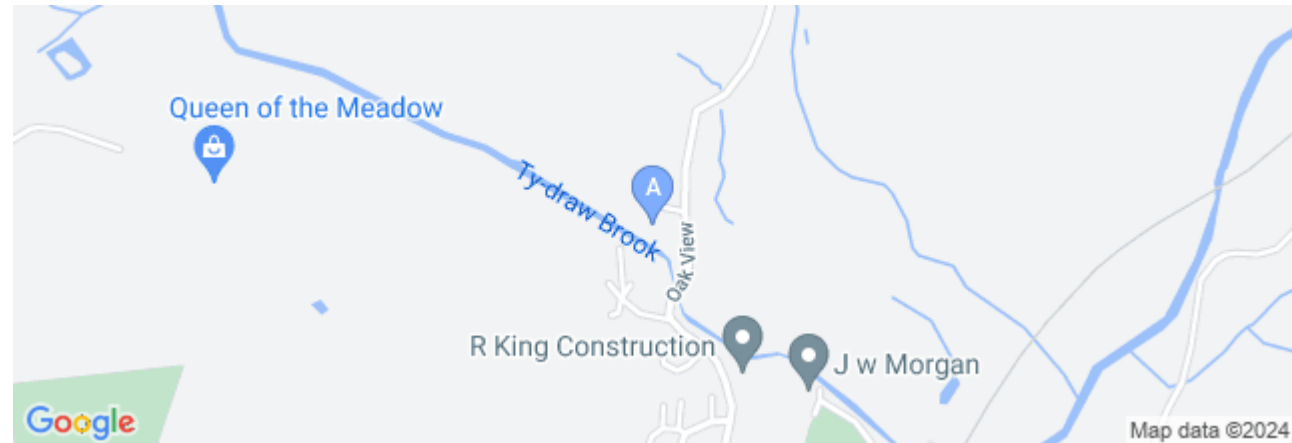
**First Floor**  
Approx 54 sq m / 576 sq ft

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.

## 6 Derwen Fawr, Cilfrew, Neath, Neath Port Talbot. SA10 8NX

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

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