

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



80 Crymlyn Parc, Neath, Neath Port Talbot. SA10 6DG



**Offers Over £300,000**

## Main Features

- Attractive Family Home
- Detached Four Bedroomed Property
- Popular Residential Development
- Council Tax Band - C
- EPC - C
- Leasehold
- Village Location
- Landscaped Rear Garden
- Off Road Parking
- Need A Mortgage? We Can Help!

## General Information

This well presented detached family home, nestled in the sought after location of a modern residential development. This property offers a cosy lounge with log burner, open plan living space with dining area, modern kitchen, utility and WC to ground floor, family bathroom, three bedrooms and main bedroom with En-suite to the first floor, also benefitting from off road parking to the front and a fully enclosed rear garden with patio area and a pizza oven, perfect to enjoy BBQ's with friends and family!

Located in a convenient location just off the M4 corridor and close to many local amenities such as Llandarcy Park, David Lloyds, Harvester, Skewen RFC, Skewen Train Station, Dwr Y Felin Comprehensive School, NPT College, Coed Ffranc Primary School, a variety of shops and restaurants and a short drive to Neath Town Centre, whilst also having easy access to the A465.

## GROUND FLOOR

### Porch

Radiator and solid oak parquet flooring.  
Door to;

### Living Area

uPVC double glazed window to front aspect, radiator, solid parquet flooring and staircase to the first floor.  
Door to;

### Lounge

uPVC double glazed window to front aspect, radiator, tiled flooring and multi fuel stove with tiled surround.

### Dining Room

Radiator, solid oak parquet flooring and patio doors to access the rear garden.  
Door to;

### Kitchen

Appointed with a range of matching wall and base units with work tops over and 'Belfast' sink with mixer tap. uPVC double glazed window to the rear aspect, tiled flooring, space for fridge / freezer, built-in oven with gas hob over & cooker hood.  
Through to;

### Utility

Appointed with work tops and wall units. Plumbing in place for a washing machine and dishwasher, tiled flooring and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

### W.C.

Comprising of a low level WC and pedestal wash hand basin.  
uPVC double glazed Frosted window to side, tiled flooring and radiator.

## FIRST FLOOR

### Landing

Carpeted flooring, access to loft access above and airing cupboard housing water tank.  
Doors to;

### Bedroom One

uPVC double glazed window to rear aspect, radiator and wooden flooring.  
Door to;

### **En Suite**

Comprising of a low level WC, vanity wash hand basin and tiled shower with rainfall shower.

uPVC double glazed Frosted window to side aspect, heated towel rail, tiled flooring, , shaver point and extractor fan.

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Bedroom Four**

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

### **Bathroom**

Comprising of a low level WC, bath tub with shower attachment and vanity wash hand basin. uPVC double glazed window to rear aspect, heated towel rail, tiled flooring, shaver point and extractor fan.

### **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**

Premium - £176,950

### **Viewings**

Strictly By Appointment Only

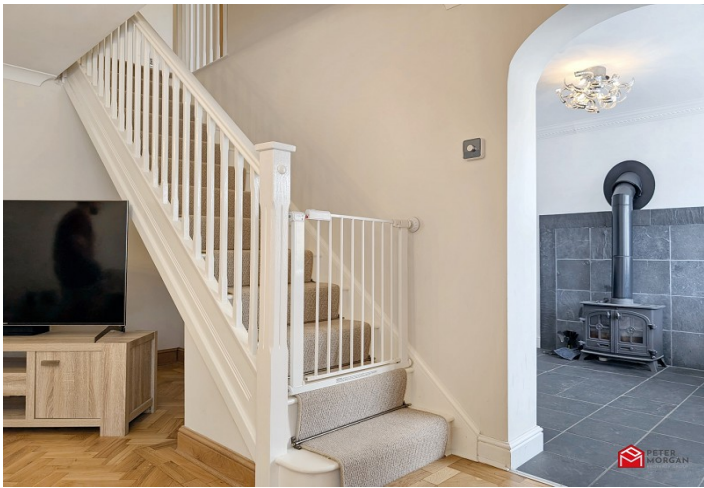
### **Utilities**

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

**Current council tax banding** D

**Current heating type** Gas

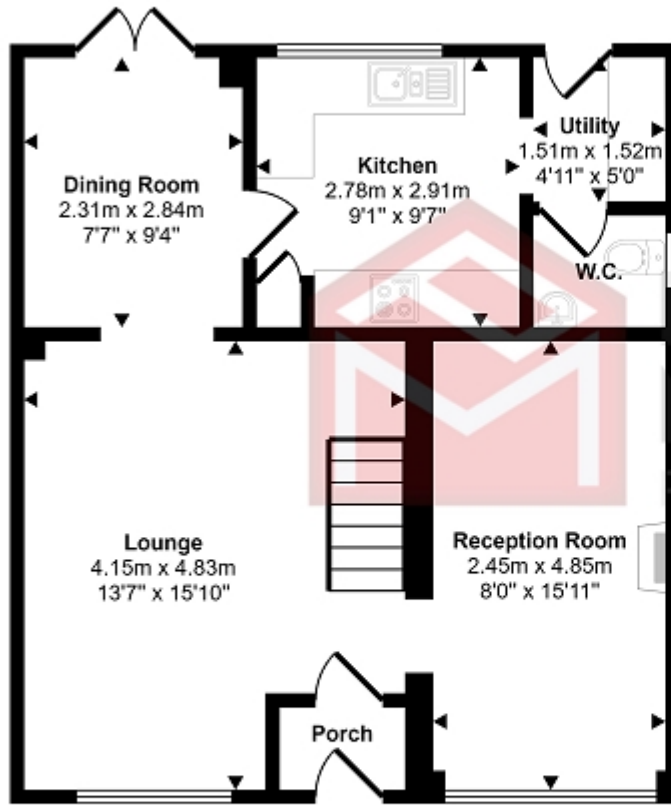
**Tenure (To be confirmed)** Leasehold



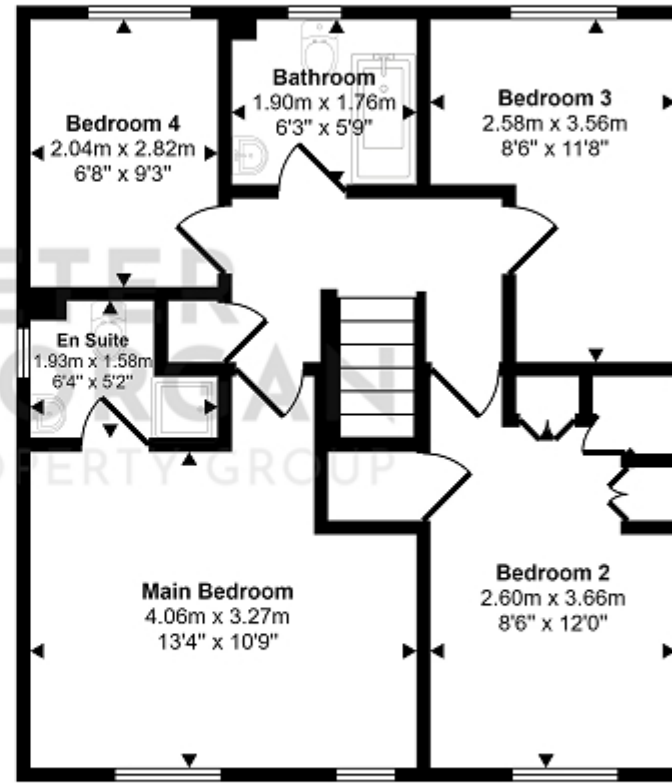




Approx Gross Internal Area  
107 sq m / 1157 sq ft



Ground Floor  
Approx 54 sq m / 576 sq ft




First Floor  
Approx 54 sq m / 581 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>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	74	
(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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