

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



12 Lon Y Grug, Llandarcy, Neath, Neath Port Talbot. SA10 6FW



£190,000

Main Features

- Sought After Location
- Close To The M4 Corridor & A465
- Well Presented Throughout
- Freehold
- EPC - C
- Two Bedrooms
- Off Road Parking & Garage
- Gas Central Heating
- Council Tax - C
- Need A Mortgage? We Can Help!

General Information

Set in a popular resident development, Llandarcy, a modern semi detached family home, conveniently located within easy access to the A465 and M4 corridor, also within short distance to Skewen, Jersey Marine, David Lloyds Gym and the Harvester.

This well presented home comprises of a kitchen, WC and lounge with patio doors to the ground floor, two bedrooms and bathroom to the first floor, also having off road parking, garage and an enclosed rear garden.

As this property is located in such a sought after area with a high demand, we expect a lot of interest, so an early viewing is a must.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Wood-effect laminate flooring, radiator and staircase to first floor.

Doors to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the front aspect, plumbing in place for a washing machine, space for fridge / freezer, integrated oven with gas hob & cooker hood over, radiator, tiled effect laminate flooring and a wall mounted combi boiler serving domestic hot water and gas central heating.

W.C.

Comprising of a low level WC and pedestal wash hand basin. Radiator and wood effect laminate flooring.

Lounge

Double patio doors to access the rear garden, two radiators, wood-effect laminate flooring access to understairs storage cupboard.

FIRST FLOOR

Landing

Radiator, carpeted flooring and access to the loft above.

Doors to;

Bedroom One

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

Bedroom Two

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

Bathroom

Comprising of a low level WC, pedestal wash hand basin and a bath with shower over and shower screen. Radiator, shaver point and wood effect laminate flooring.

EXTERNALLY

Gardens

Front patio area and access to garage and driveway.

An enclosed rear garden with patio seating area, lawned area, rear access gate and outside tap.

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)

Service Charge

Please note there is an estate service charges £96.06 every 6 months.

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 C

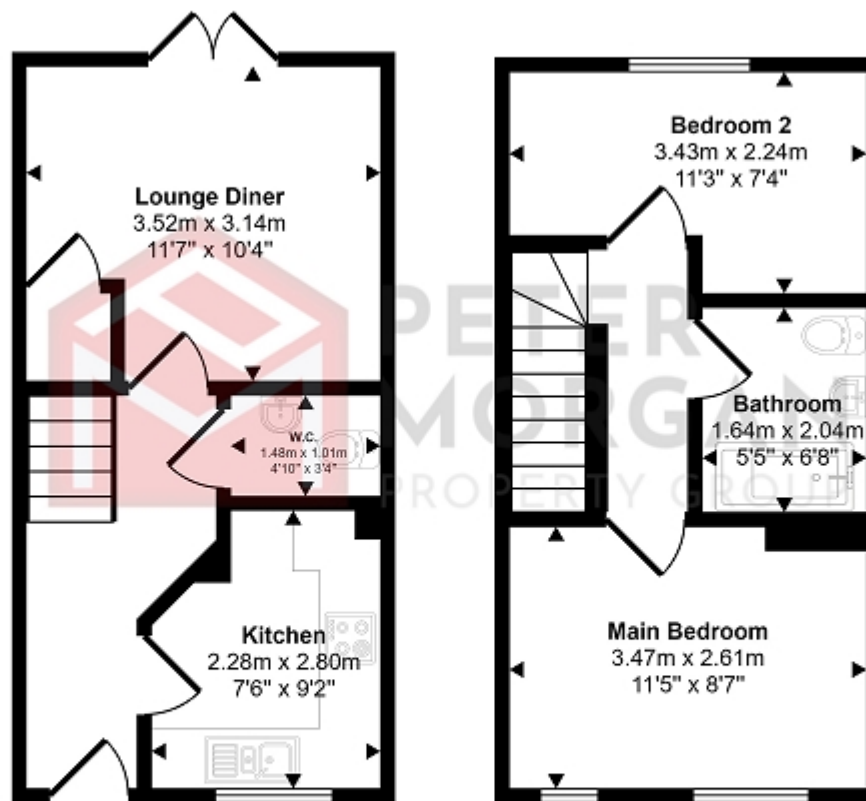
Current heating type Combi

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
50 sq m / 541 sq ft



Ground Floor
Approx 26 sq m / 275 sq ft

First Floor
Approx 25 sq m / 266 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		93
(81-91) B		
(69-80) C	77	
(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.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



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

SALES | LETTINGS | MORTGAGES | AUCTIONS

Neath Port Talbot Branch
35 Windsor Road, Neath. SA11 1NB
npt@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

