

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



3 Lon Brynteg, Neath, Neath Port Talbot. SA10 7RU



**Offers Over £200,000**

## Main Features

- Semi-Detached Family Home
- Freehold
- Sought After Location
- EPC - TBC
- Three Bedrooms
- Gas Central Heating
- Off Road Parking & Garage
- Enclosed Rear Garden
- Council Tax Band - C
- Need A Mortgage? We Can Help!

## General Information

Immaculately presented throughout, this semi-detached property comprises of a welcoming hallway, two reception rooms and modern kitchen to the ground floor, family bathroom and three bedrooms to the first floor, also benefitting from a drive and garage offering off road parking and an enclosed rear garden laid to lawn. Conveniently close to local amenities such as Dwr-Y-Felin Comprehensive School, NPT college, Neath Sports Leisure Centre, Pen y wern Playing Fields, Caewern Post Office, Mint Masala, Blaenhonddan Primary School, local shops, parks, excellent transport links, short distance to Neath Town Centre and easy access to the A465 and M4 corridor.

Please visit our new and improved site for more information!

## GROUND FLOOR

### Hallway

Radiator, wooden flooring, under stairs storage cupboard and stairs to the first floor.

Doors to;

### Lounge

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

## Dining Room

uPVC double glazed window to rear aspect, radiator, wooden flooring, integrated storage in alcoves and space for dining table and chairs.

## Kitchen

Appointed with a range of matching wall and base units work tops over and an inset composite sink with mixer tap. uPVC double glazed window to the rear aspect, integrated fridge / freezer, built-in oven with induction hob with cooker hood over, plumbing in place for a washing machine, tiled flooring, radiator and patio doors to access the rear garden.

Window to rear, patio door to rear, radiator, tiled flooring,

## FIRST FLOOR

### Landing

Doors to;

### Bedroom One

uPVC double glazed window, radiator and wood-effect laminate flooring.

### Bedroom Two

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

### Bedroom Three/Office

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



## Bathroom

Comprising of a low level WC, vanity wash hand basin and panelled bath with shower over and shower screen. uPVC double glazed Frosted window to side aspect, radiator, tiled flooring, partially tiled walls, inset ceiling spotlights and storage cupboard housing a boiler serving domestic hot water and gas central heating.

## EXTERNALLY

### Gardens

Front garden mostly laid to lawn with decorative stone border, driveway providing off-road parking for several vehicles and access to garage.

Enclosed rear garden mainly laid to lawn with patio slabs, decking area, decorative stone border, side access gate access to garage and separate storage shed.

### Garage

Powered and used for storage.

## 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** C

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold












### 3 Lon Brynteg, Neath, Neath Port Talbot. SA10 7RU

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>	70	
(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

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