

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



**32 Ynys Y Nos, Glynneath, Neath, Neath Port Talbot. SA11 5LS**



**£185,000**



## Main Features

- Family Home
- Sought After Location
- Three Bedrooms
- Freehold
- EPC - C
- Off Road Parking
- Easy Access to A465
- Gas Central Heating
- Council Tax Band - C
- Need A Mortgage? We Can Help!

## General Information

Nestled in a modern development on the outskirts of a friendly village, Glynneath, within a stone throw away to the fantastic Water fall Country. The property has been well maintained throughout comprising of a lounge, kitchen diner and WC to the ground floor, three bedrooms, family bathroom and En-suite to the first floor, also benefitting from a low maintenance, fully enclosed rear garden and off road parking to the front.

Close to many local amenities such as Sgwd Gwladys, The Old White Horse, The Angel inn, Glynneath RFC and football club, Glynneath Surgery, local shops, leisure centre, Cwmnedd Primary School, Ysgol Gynradd, a variety of country/ water falls walks, mountain biked trails, excellent transport links and whilst also having easy access to the A465 and M4 corridor.

A viewing is highly recommended!

## GROUND FLOOR

### Hallway

Radiator, laminate flooring and stairs to the first floor.

### W.C.

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

## Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window to front aspect, integrated oven, integral hob, space and plumbing in place for a washing machine, integrated dishwasher, space for free standing fridge freezer, part tiled walls, tiled flooring and radiator.

## Lounge

uPVC French doors to access rear, laminate flooring and radiator.

## FIRST FLOOR

### Landing

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

### Bathroom

Comprising of a low level WC, wash hand basin and panelled bath. uPVC double glazed frosted window to front aspect, part tiled walls, radiator, tiled effect vinyl flooring and extractor fan.

### Bedroom Two

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

### Bedroom One

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

### En Suite

Comprising of a low level WC, wash hand basin and shower cubicle. Tiled effect vinyl flooring, part tiled walls and radiator.

### **Bedroom Three**

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

### **EXTERNALLY**

#### **Gardens**

Off road parking and steps leading to the property.

An enclosed rear garden laid with decorative stone and patio slabs.

#### **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 water, mains electricity, mains gas, mains drainage (Services not tested)

**Current council tax banding** C

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	76	
(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.

**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](http://www.petermorgan.net)  
03300 563 555

