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PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



PETER MORGAN

3 Royston Court, Neath, Neath Port Talbot. SA10 7PY

£275,000

Main Features

- Presented To A High Standard
- Detached Family Home
- Freehold
- Off Road Parking & Garage
- Master Bedroom With En-Suite
- EPC - D
- Council Tax Band - D
- Conservatory To Rear
- Modern Kitchen Diner
- Need A Mortgage? We Can Help!

General Information

This ideal family home, nestled in popular residential development on the outskirts of the desirable village, Bryncoch. This detached property comprises of a welcoming hallway, WC, lounge and kitchen diner to the ground floor, family bathroom, three bedrooms and En-suite to the first floor, also benefitting from off road parking, garage and an enclosed rear garden with astro-turf.

Located close to local amenities such as Dwr-y-felin Comprehensive School, NPT College, Neath Sports Centre, Dyffryn Arms, Blaenhonddan Primary School, local shops, woodland walks, excellent transport links, a short drive to Neath Town Centre and easy access to the M4 corridor and A465.

Please visit our new and improved site for more information!

GROUND FLOOR

Hallway

Tiled flooring, radiator, staircase to first floor.
Doors to;

W.C.

Comprising of a low level WC and corner wash hand basin. Frosted window to side aspect, tiled flooring, radiator and inset ceiling spotlights.

Lounge

uPVC double glazed window to front aspect, carpeted flooring, radiator and feature fireplace with electric fire.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window to rear aspect, integrated 5-ring gas hob with extractor hood over, plumbing in place for washing machine, tiled flooring and radiator.

Conservatory

uPVC double glazed surround windows, double patio doors to side aspect, tiled flooring, brickwork walls and wall-mounted fan air heater.

Landing

uPVC double glazed window to side aspect, radiator, carpeted flooring, loft access hatch with pull down ladder (partial boarding) storage cupboard housing a power max boiler serving domestic hot water and gas central heating.

Master Bedroom

uPVC double glazed window to front aspect, carpeted flooring, radiator and range of fitted wardrobe.

Doors to;

En Suite

Comprising of a low level WC, wash hand basin, corner shower cubicle, vanity wash hand basin. uPVC Frosted double glazed window to front aspect, inset ceiling spotlights, tiled splashback and extractor fan.

Bedroom Two

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

Bedroom Three

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

Bathroom

Comprising of a low level WC, pedestal wash hand basin and a panelled bath with glass screen. uPVC frosted double glazed window to side aspect, radiator, tiled flooring and part tiled walls.

EXTERNALLY

Gardens

Front laid to lawn garden, steps leading to property, access to garage and side access to rear garden.

A rear garden having patio area, side access gate, steps to decorative stone area and artificial turf / decking area.

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)

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 D

Current heating type Gas

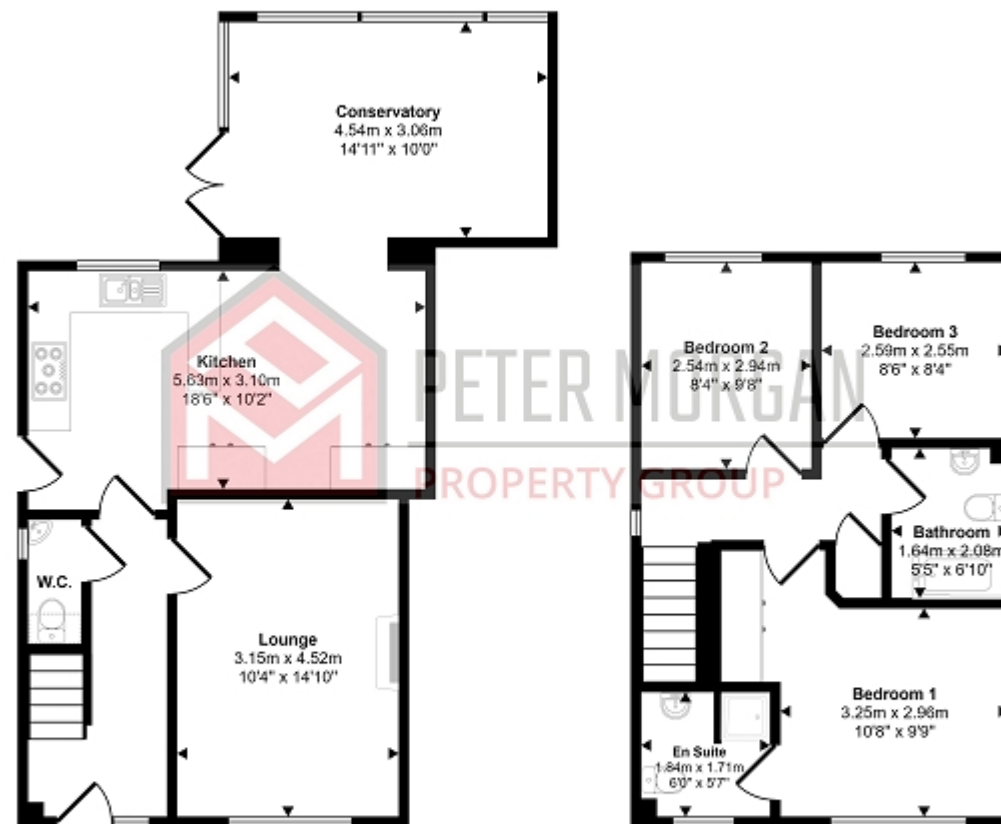
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
99 sq m / 1063 sq ft



Ground Floor
Approx 57 sq m / 618 sq ft

First Floor
Approx 41 sq m / 445 sq ft

 Denotes head height below 1.5m

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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(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.

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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.

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