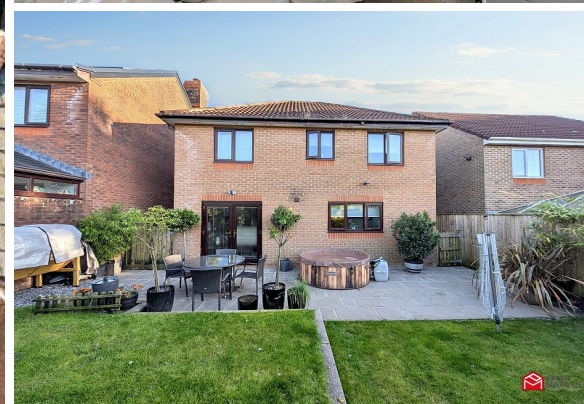


THE
GUILD
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2021
WALES
SALES
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39 Rowan Tree Close, Neath, Neath Port Talbot. SA10 7SJ

£375,000



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Main Features

- Desirable Location
- Four Bedroom Family Home
- Detached
- Off Road Parking & Garage
- Freehold
- EPC - D
- Modernised Throughout
- Enclosed Landscaped Rear Garden
- Need A Mortgage? We Can Help!

General Information

This four-bedroom detached family home, situated in a desirable location, featuring a modernized layout throughout. The living area includes two reception rooms, providing ample space for both relaxation and entertainment. The property boasts off-road parking and a garage, allowing for convenient vehicle storage. The house is sold as freehold, ensuring long-term ownership stability.

The exterior of the property features an enclosed, landscaped rear garden, providing a private outdoor space for activities or gardening. The front garden is neatly maintained, contributing to the overall appeal of the house. The windows are double-glazed, enhancing energy efficiency and sound insulation.

Nearby amenities includes Blaenhonddan Primary School, The Bryncoch inn, walking distance to Neath College and Dwr-y-felin Comprehensive School, whilst also having easy access Neath Town Centre, A465 and the M4 corridor.

Overall this property presents a versatile living option, suitable for families seeking space and comfort in a well-connected area. For prospective buyers requiring financing solutions, assistance with mortgage arrangements is available.

GROUND FLOOR

Hallway

Radiator, wood-effect laminate flooring and staircase to first floor.

Lounge

uPVC double glazed window to front aspect, radiator, wood-effect laminate flooring and feature fireplace with electric fire.

Living Room

Radiator, wood-effect laminate flooring and patio doors to access rear garden.

Kitchen/Diner

Appointed with a range of matching wall and base units with work tops over and composite sink with mixer tap. uPVC double glazed window to rear and side aspect, separate mobile kitchen island, integrated appliances including fridge / freezer, oven, gas hob with hood over and dishwasher. Radiator, tiled flooring, spotlights and under stairs storage cupboard.

Utility

Comprising of wall and base units with work tops over and inset sink with mixer tap. Patio door to side aspect, radiator, tiled flooring, plumbing in place for washing machine, spotlights, extractor fan, space for tumble dryer and wall mounted 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, part tiled walls and heated chrome towel rail.

FIRST FLOOR

Landing

Carpeted flooring, access to loft above and fitted storage cupboard housing water tank.

Master Bedroom

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

En Suite

Comprising of a low level WC, pedestal wash hand basin and tiled shower cubicle. Frosted double glazed window to side aspect, radiator, carpeted flooring, shaver point and extractor fan.

Bedroom Two

uPVC double glazed window to front aspect, radiator, wood-effect laminate flooring and fitted wardrobes.

Bedroom Three

uPVC double glazed window to rear aspect, radiator, wood-effect laminate flooring and fitted wardrobes.

Bedroom Four / Study

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

Bathroom

Comprising of a low level WC, pedestal wash hand basin and bath with shower over. Frosted double glazed window to rear aspect, heated towel rail tiled flooring and tiled walls.

EXTERNALLY

Gardens

A driveway leading to garage and laid to lawn area.

Garage

Up & over door to front, power supply and door to side which was replaced in 2024.

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 E

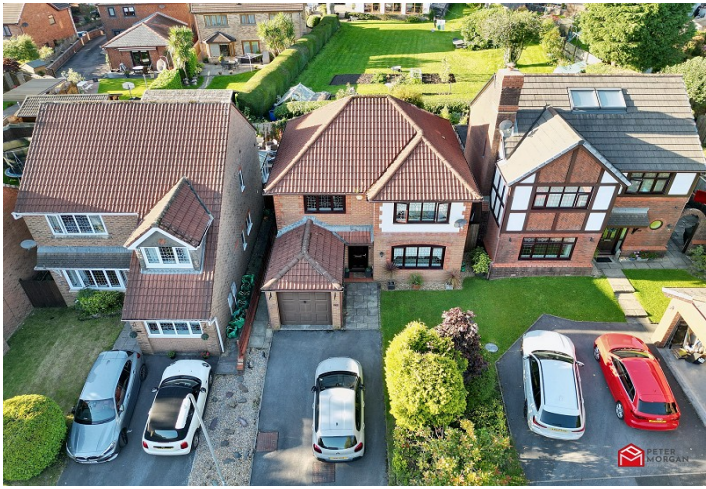
Current heating type Combi

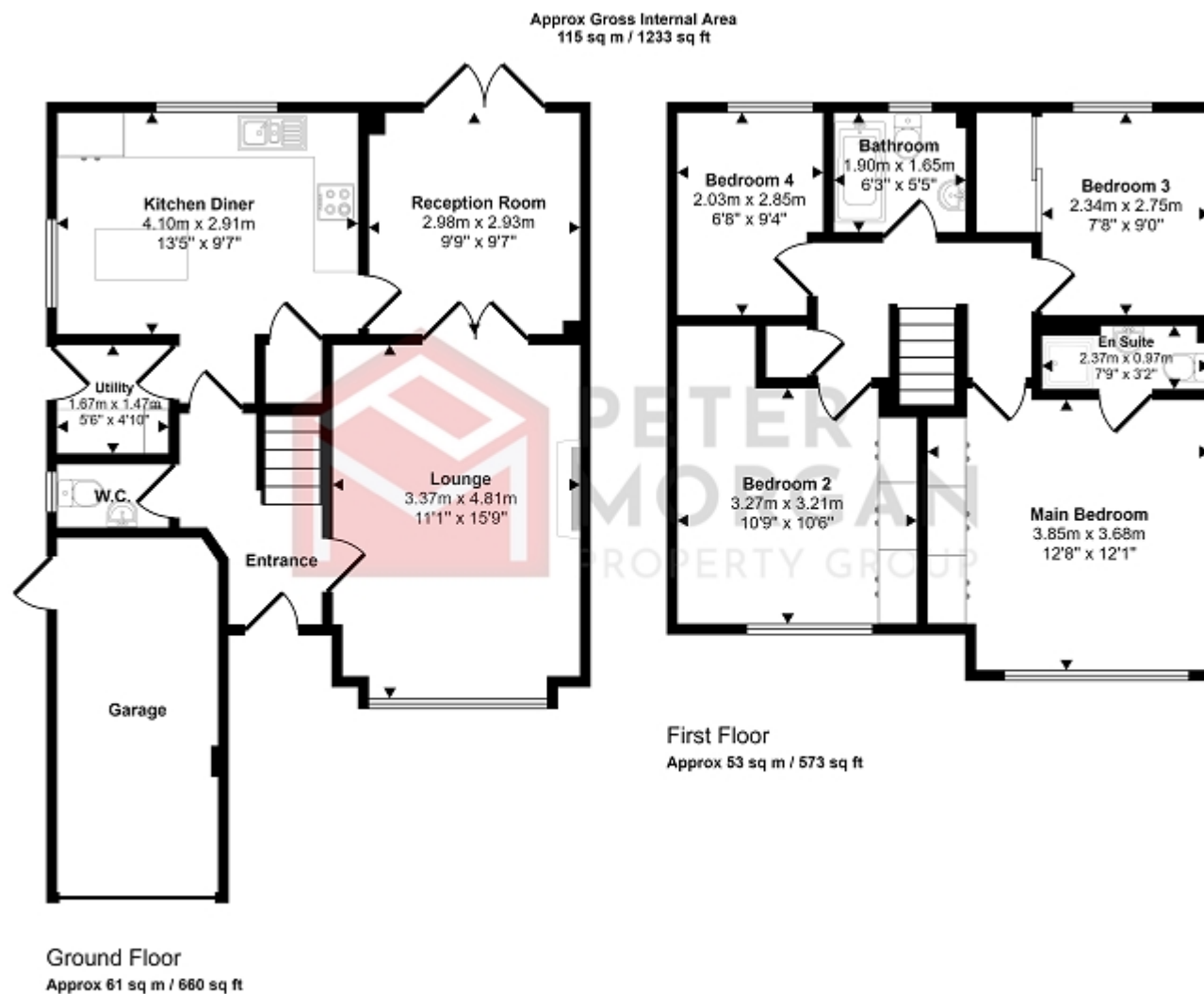
Tenure (To be confirmed) Freehold












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
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 Hub	Neath Financial Services	Bridgend Sales Hub	Talbot Green Hub	Carmarthen Hub	Cardiff Hub
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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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