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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

10 Gored Cottages, Melincourt, Neath Port Talbot. SA11 4BD

Offers Over £160,000

10 Gored Cottages, Melincourt, Neath Port Talbot. SA11 4BD

Main Features

- End Terraced Cottage
- Three Bedrooms
- Freehold
- EPC - TBC
- Enclosed Rear Garden
- Gas Central Heating
- Easy Access To The A465
- Village Location
- uPVC Double Glazed Windows
- Need A Mortgage? We Can Help!

General Information

This charming end terraced cottage features three bedrooms and offers a full freehold status, ensuring complete ownership. The exterior showcases a traditional white facade complemented by uPVC double-glazed windows and a well-maintained entrance leading to the home. The property is situated in a quaint village setting, providing a peaceful atmosphere. The Energy Performance Certificate rating for the property is to be confirmed. The cottage boasts an enclosed rear garden, perfect for outdoor activities and gardening. This serene garden space is surrounded by greenery, providing a natural retreat.

The landscape surrounding the property offers picturesque scenery, with views of rolling hills and greenery visible from the premises. The outdoor space also features well-maintained pathways, leading through the garden to enhance accessibility and usability.

Located close to many local amenities whilst also having easy access to the A465 and M4 corridor.

GROUND LEVEL

Hallway

uPVC front door, radiator, wood-effect laminate flooring, staircase to first floor with fitted storage underneath and door to;

Dining Area

uPVC double glazed window to front aspect, wood-effect laminate flooring, radiator, range of fitted storage units and fire place with electric fire.

Living Area

uPVC double glazed window to rear and side aspect, two radiators, wood-effect laminate flooring, feature exposed stone wall 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 side aspect, built-in oven with induction hob and cooker hood over, integrated slimline dishwasher, tiled flooring and inset ceiling spotlights and patio door to access rear garden.

Rear Hallway

uPVC double glazed window to side aspect and tiled flooring.

Laundry Room

Tiled flooring, inset ceiling spotlights, plumbing for washing machine and space for tumble dryer.

Bathroom

Comprising of a low level WC, panelled bath with shower over and shower cubicle with rainfall shower. uPVC double glazed window to rear aspect, radiator, tiled flooring, part tiled walls and extractor fan.

FIRST FLOOR

Landing

Carpeted flooring and access to the loft above.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

EXTERNALLY

Garden

Enclosed rear garden with patio area, steps leading to lawn with decorative stone surround, range of mature plants, bushes & shrubbery, access to a brick built shed currently used as a gym, external power outlet, outside tap, outhouse giving extra storage space & housing combi boiler serving domestic hot water and gas central (which was installed in 2023), side access lane, greenhouse & rear access gate giving access to mountain walks.

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

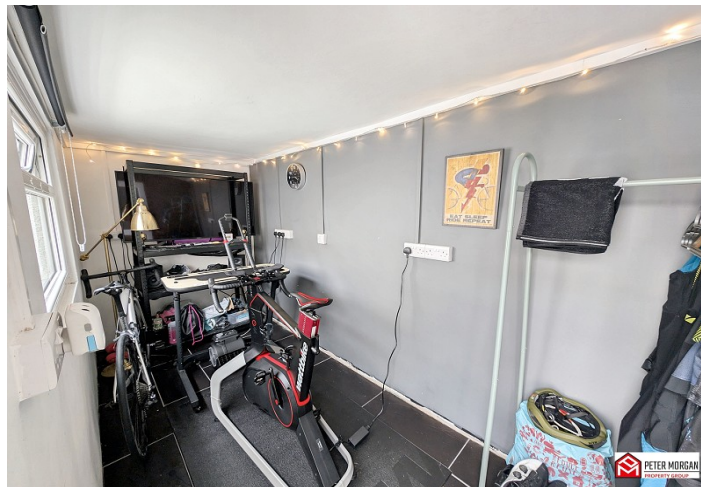
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding B

Current heating type Gas

Tenure (To be confirmed) Freehold

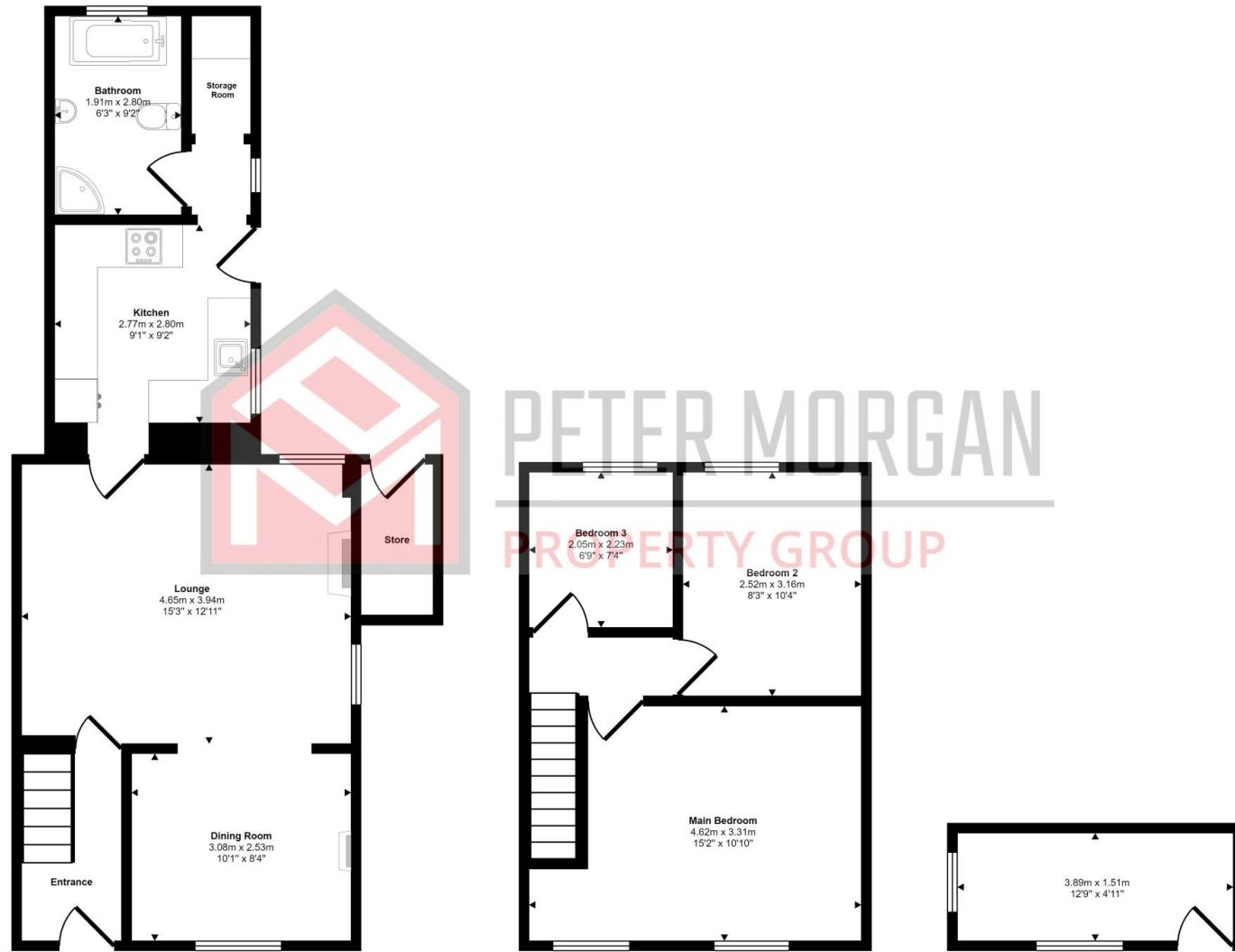






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Approx Gross Internal Area
88 sq m / 948 sq ft




Ground Floor
Approx 51 sq m / 550 sq ft

First Floor
Approx 31 sq m / 335 sq ft

Storage
Approx 6 sq m / 63 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.

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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		
(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.

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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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