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2021
WALES
SALES
GOLD WINNER

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PROPERTY GROUP



Wesley Chapel Canal Side, Aberdulais, Neath, Neath Port Talbot. SA10 8ET



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£425,000

Main Features

- Unique & Rare To Market
- Detached Converted Chapel
- Freehold
- Open Plan Living Accommodation
- Off Road Parking
- EPC - TBC
- Two Kitchens & Two Family Bathrooms
- Original Features Throughout
- Open Aspect To The Front
- Need A Mortgage? We Can Help

General Information

This unique, detached converted chapel features three bedrooms and two bathrooms, situated in a rare market offering. The property boasts open-plan living accommodation, ideal for both relaxation and socializing, and includes two kitchens for added convenience, the original features have been retained throughout, showcasing the character of the building. The chapel is positioned with off-road parking available, enhancing accessibility., with open aspect to the front, presenting picturesque views. Heating is provided by a gas system, and the property is equipped with double-glazed windows to improve energy efficiency.

Nearby amenities include educational institutions such as Community Comprehensive School and several primary schools, ensuring excellent access to education for families. For recreational activities, Riverside Park and Tonna Woodland are conveniently located, providing outdoor spaces for leisure and nature walks. Situated close to local amenities whilst also having easy access to Neath Town Centre, A465 and the M4 corridor.

GROUND FLOOR

Porch

Tiled flooring.
Door to;

Lounge

Three uPVC double glazed windows to side aspect, dual radiators and electric fire.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer taps. uPVC double glazed window to side aspect, plumbing in place for dishwasher, space for freestanding cooker with hood over, tiled splashback, space for freestanding fridge freezer and tiled flooring.

Reception Room/Bedroom Four

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

Dressing Area

uPVC double glazed window to side aspect and carpeted flooring.

Bathroom

Comprising of a low level WC, wash hand basin and roll top bath. uPVC double glazed window to side aspect, tiled flooring and towel radiator.

Utility Room

uPVC double glazed window to side aspect, space for tumble dryer, plumbing in place for washing machine, tiled flooring, radiator and combi boiler serving domestic hot water and gas central heating.

FIRST FLOOR

Kitchen Area

Appointed with a range of wall and base units with work tops over and stainless steel sink with mixer tap. Velux window to side aspect, Dual uPVC double glazed windows to side aspect, integrated electric cooker, electric hob, vinyl flooring and radiator.

Bathroom

Comprising of a low level WC, wash hand basin and bath. Velux window to side, uPVC double glazed window to side aspect, vinyl flooring, tiled walls and radiator.

Bedroom One

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

Bedroom Three

Velux window to side aspect, Dual uPVC double glazed window to side aspect, carpeted flooring, radiator and access to dressing area.

Dressing Area

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

Bedroom Two

Dual Velux windows, dual uPVC windows to side aspect, carpeted flooring and radiator.

EXTERNALLY

Driveway

Off road parking to the side of property.
Rear patio area with purpose built bar.

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

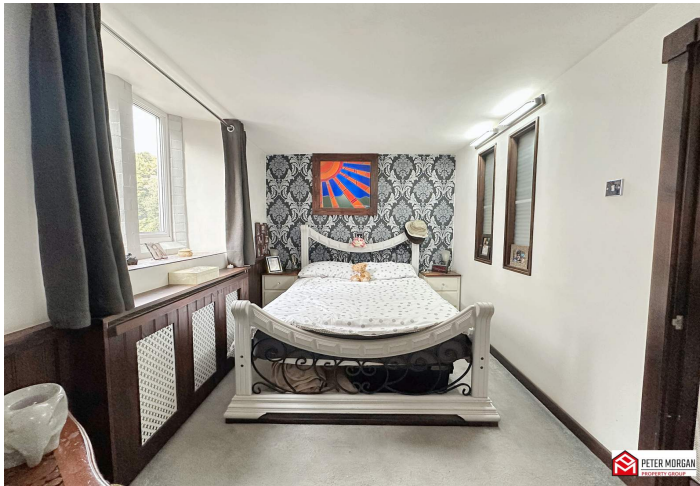
Strictly By Appointment Only

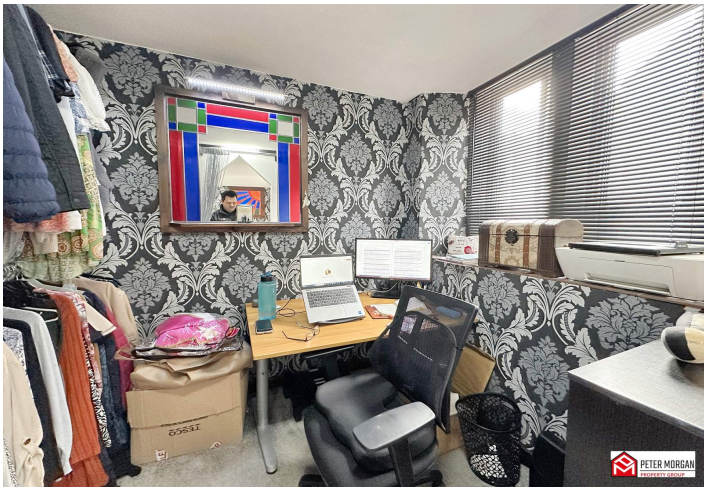
Utilities

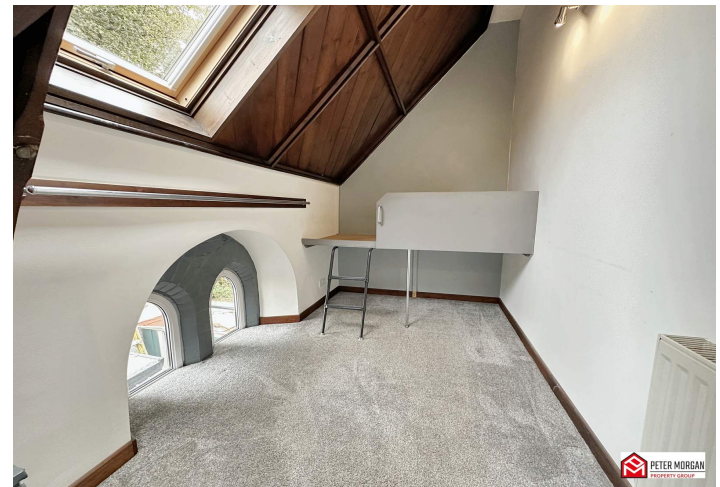
Current council tax banding C

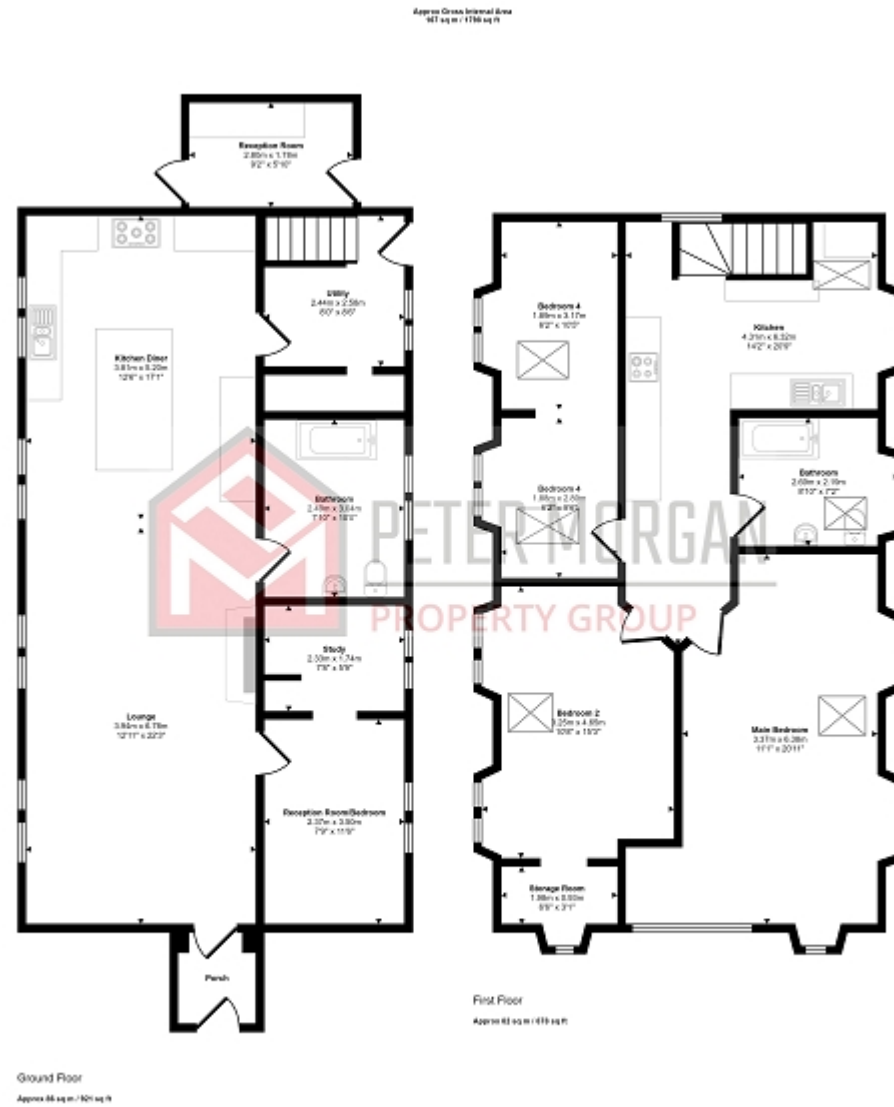
Current heating type Gas

Tenure (To be confirmed) Not Specified










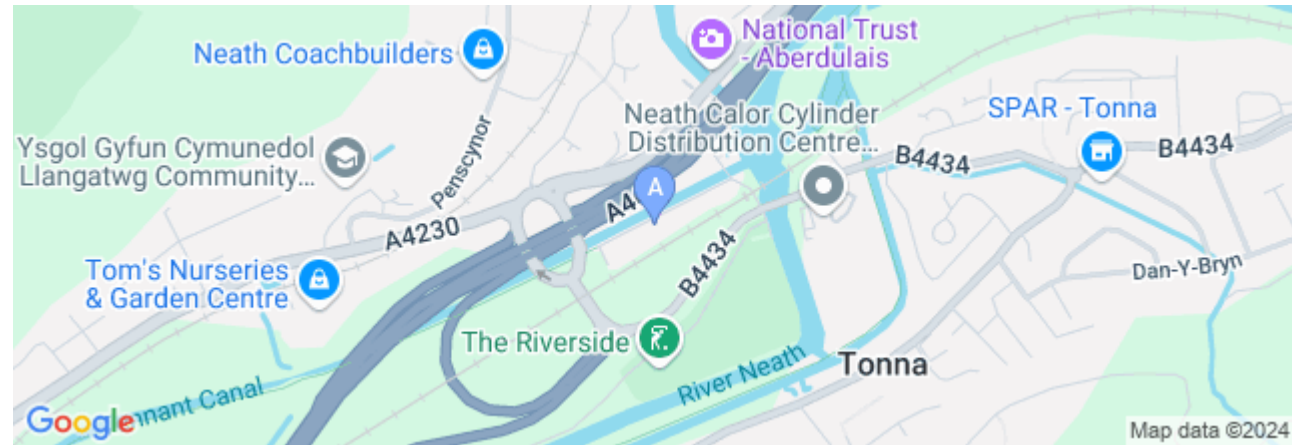
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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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