

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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 **PETER MORGAN**
PROPERTY GROUP



PETER MORGAN

69 Woodlands Park Drive, Neath, Neath Port Talbot. SA10 8AW

Offers In Excess Of £329,500

Main Features

- NO ONWARDS CHAIN!
- Quiet Residential Cul-De-Sac
- Detached Bungalow
- EPC - D
- Freehold
- Off Road Parking & Garage
- Three Bedrooms
- Good Transport Links
- Need A Mortgage? We Can Help!

General Information

This charming detached bungalow features three bedrooms and one bathroom, making it an ideal choice for families or individuals seeking a serene living environment. The property is situated in a quiet residential cul-de-sac, providing a peaceful atmosphere while still being conveniently located near various amenities. The bungalow is characterized by double-glazed windows, ensuring energy efficiency and comfort throughout the year. The exterior of the property includes off-road parking and a garage, offering ample space for vehicles and additional storage options. Additionally, the property is being sold with no onwards chain, simplifying the buying process for potential purchasers.

Residents will find Catwg Primary School, within easy reach, making it an ideal choice for families with children. The area also offers local pubs such as the Crown & Sceptre Inn and The Green Dragon, great for social gatherings, Catwg Church, a local shop, Cadoxton Park and Cadoxton Scout Campsite are nearby, providing ample recreational opportunities. Additionally, local transport options are accessible, including the bus station at Green Dragon, which connects to wider destinations for commuting or leisure travel, also having easy access to the A465 and a short drive into Neath Town Centre.

GROUND FLOOR

Hallway

Enter through a uPVC door, radiator, laminate flooring, linen cupboard and access to the loft above.

Doors to;

Lounge

uPVC double glazed window to front and rear aspect, laminate flooring and two radiators.

Dining Area

uPVC double glazed window to rear aspect, radiator, laminate flooring.

Door to;

Kitchen

Appointed with a range of matching wall and base units with works tops over and inset sink with mixer tap. uPVC double glazed window to side aspect and rear aspect, electric hob, electric grill, electric oven, space for free standing fridge freezer, space and plumbing in place for free standing dishwasher, vinyl flooring, radiator and pantry and a cupboard housing a 'Baxi' combi boiler serving domestic hot water and gas central heating.

WC

Comprising of wash hand basin and low level WC. uPVC Frosted window to side aspect, radiator, part tiled walls and vinyl flooring.

Wet Room

Comprising of a walk in shower. uPVC double glazed Frosted window to side aspect, cladded walls, towel radiator, vanity mirror with lighting and 115v - 240v shaver power point.

Bedroom One

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

Bedroom Two

uPVC double glazed window to front aspect, radiator, laminate flooring and built in wardrobe.

Bedroom Three

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

EXTERNALLY

Garage

Electric roller shutter with remotes, single glazed window to rear, wooden door to rear, plumbing in place for washing machine.

Garden

A front garden with laid to lawn area, matured shrubs, path to access the rear garden and driveway offering off road parking and access to garage.

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 F

Current heating type Gas

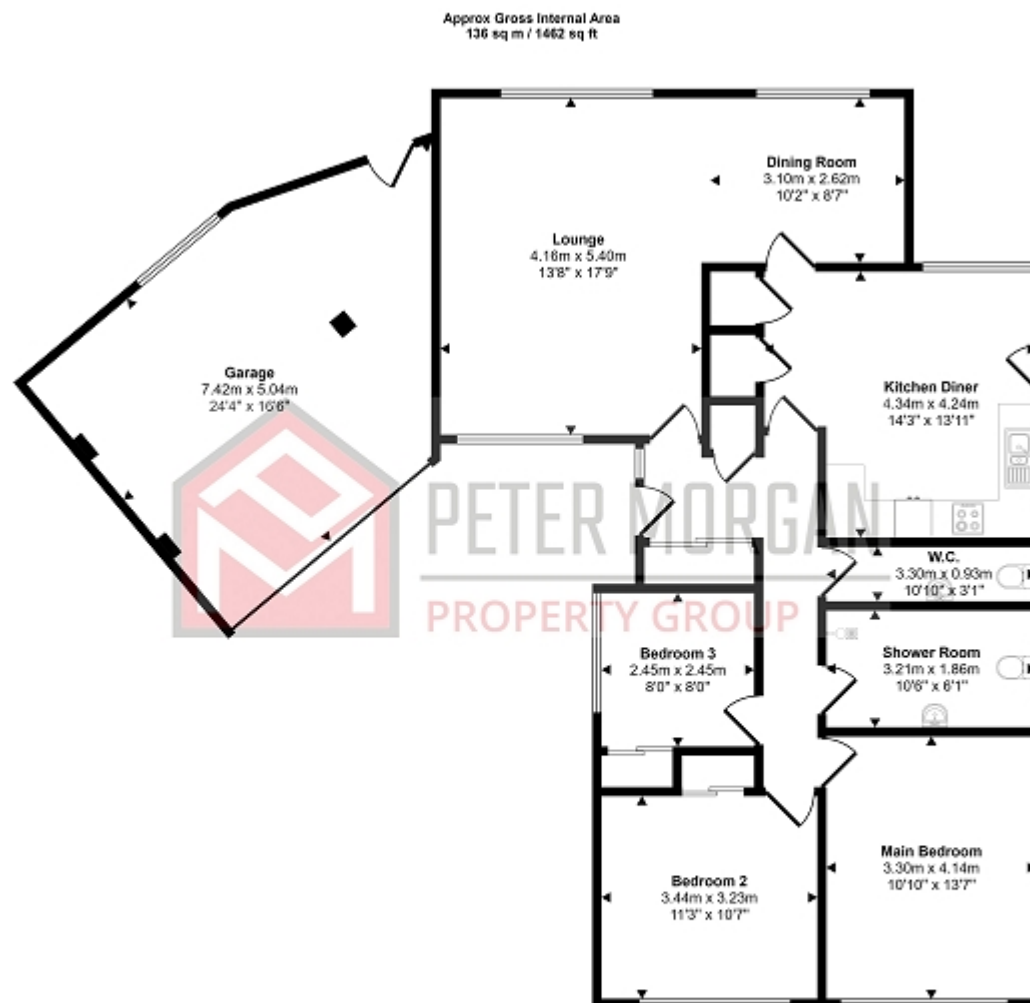
Tenure (To be confirmed) Freehold












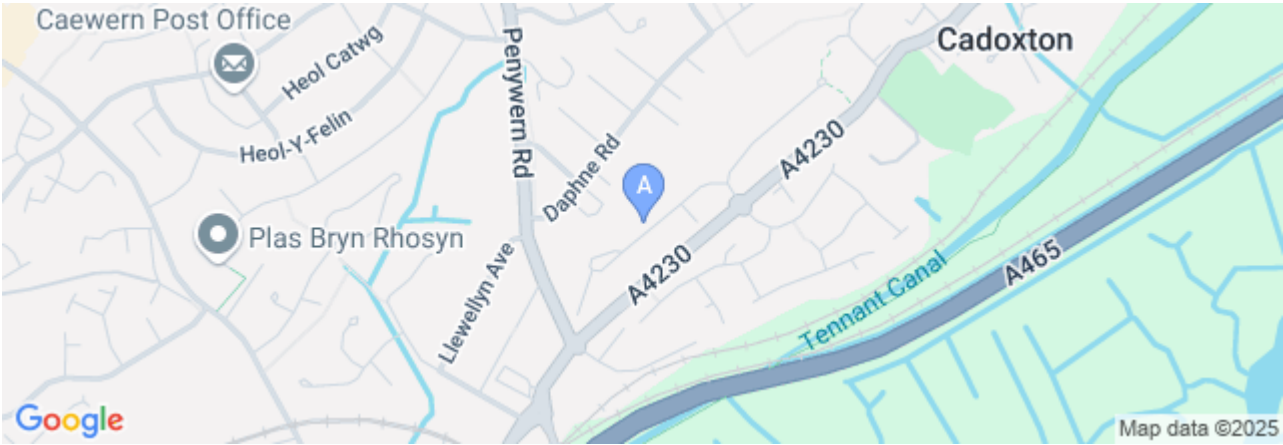
Floorplan

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 | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (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.

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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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