

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



 **PETER MORGAN**
PROPERTY GROUP

21 Penrhiwtyn Drive, Neath, Neath Port Talbot. SA11 2JF

£274,500



PETER MORGAN

Main Features

- Detached Family Home
- Four Bedrooms
- Freehold
- EPC - TBC
- Off Road Parking & Garage
- Conservatory To Rear
- Horizon Views To Front & Rear
- Full Landscaped Rear Garden
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

FOUR DOUBLE BEDROOM DETACHED FAMILY HOME WITH 3-4 CAR DRIVEWAY, HORIZON VIEWS TO FRONT & REAR, CONSERVATORY, FULLY LANDSCAPED GARDEN WITH EXTERNAL CANOPY, INTEGRAL GARAGE WITH ELECTRONIC DOOR & MORE!

Situated in a slightly elevated position with horizon views from front and rear. Built in 2006 on a modern and popular development only 2 miles from Neath Town centre.

Convenient for the M4 at junction 41 Eastbound (4.5 miles) and junction 43 Westbound (6.5 miles) intercity rail link Neath Railway station.

The Gower coastline is within (12 miles miles) and Swansea bay (6.5 miles).

This home has well presented accommodation comprising ground floor hallway lounge/dining room fitted kitchen, utility room, cloakroom conservatory first floor landing family bathroom, four double bedrooms and en-suite shower room.

Internally there is a landscape frontage providing parking for 3 to 4 cars and a fully landscaped rear garden

The property benefits from UPVC double glazing gas central heating with fitted blinds to remain

GROUND FLOOR

Hallway

uPVC double glazed front door, carpeted staircase with handrails to first floor, wooden flooring, radiator, wall mounted burglar alarm, control unit and hive gas central heating thermostat and main powered smoke alarm.

Door to;

Lounge / Diner

Open plan room having uPVC double glazed window with fitted vertical blind to front aspect, and UPVC double glazed French doors with fitted vertical blind to conservatory, wood affect laminate flooring, two radiators, illuminated living flame coal effect gas fire set in marble fireplace, TV and telephone connection points and coving.

Door to;

Kitchen

Appointed with a range of matching wall and base units with laminate work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window with fitted roller blind to rear aspect, double oven grill gas hob extractor hood and glass splash plate, integrated dishwasher, space for American Fridge Freezer, cushion flooring, radiator, tiled splash back and under stairs storage cupboard.

Open doorway too;

Utility Room

Appointed with fitted wall and base units matching kitchen, plumbing in place for washing machine, extractor fan, wall mounted boiler serving domestic hot water and gas central heating.

Metal double glazed door to access rear garden.

W.C.

Comprising of a low level WC and wall mounted wash hand basin with mixer tap. Cushion flooring, radiator and extractor fan.

Conservatory

uPVC double glazed windows and French doors, tinted roof, brick built base walls, tiled floor fan light. PowerPoints, wall light. fitted window and roof blinds, insect screens fitted to window lights.

FIRST FLOOR

Landing

Carpeted flooring, smoke alarm, airing cupboard housing hot water tank, radiator and access to the loft above.

Doors to;

Bedroom One

uPVC double glazed window to front aspect with fitted vertical blinds, radiator, carpeted flooring, double wardrobe with mirrored sliding doors.

En-suite shower room

Comprising of a low level WC, wash hand basin and tiled shower cubicle. uPVC double glazed window to front aspect with fitted roller blind, splash back and radiator.

Bedroom Two

uPVC double glazed window with fitted vertical blind to rear aspect, radiator and carpeted flooring.

Bedroom Three

uPVC double glazed window to front aspect with fitted vertical blind, radiator and carpeted flooring.

Bedroom Four

uPVC doubled glazed window with fitted vertical blind to rear aspect, radiator and carpeted flooring.

Family Bathroom

Comprising of a low WC, wash hand basin with mixer tap and panelled bath with glass screen. uPVC double glazed window with roller blind to rear aspect, tiled flooring and radiator.

EXTERNALLY

Gardens

Off-road parking to front for three to four cars. laid with tarmacadam and block paving.

Pedestrian gated access to side leading to pathway / storage space with wood garden shed and courtesy light

Landscaped rear garden designed with low maintenance in mind comprising paved under Cover patio with Upvc double glazed canopy. artificial turf lawns, decorative stone covered areas brick dwarf walls, external light steps with handrail leading to side pathway / storage area

Garage

Electronic remote control roller door wall mounted electrical consumer unit electric ceiling light & power points (potential for garage conversion, subject planning permission being obtained)

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 Gas

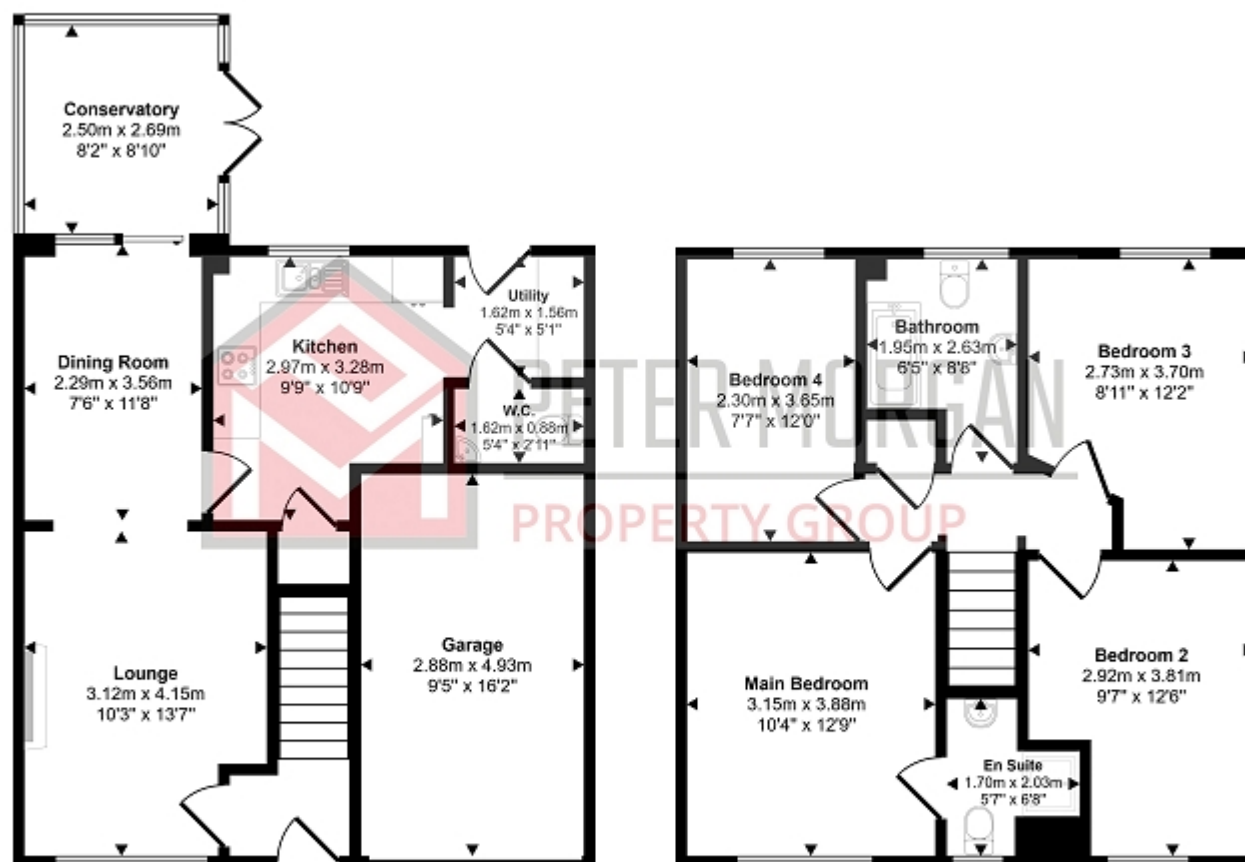
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
119 sq m / 1278 sq ft




Ground Floor
Approx 63 sq m / 677 sq ft

First Floor
Approx 56 sq m / 601 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.

21 Penrhiwtyn Drive, Neath, Neath Port Talbot. SA11 2JF

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(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 Sales Hub npt@petermorgan.net 33-35 Windor Road, West Glamorgan SA11 1NB	Neath Lettings Hub lettings@petermorgan.net 33-35 Windor Road, West Glamorgan SA11 1NB	Neath Financial Services team@pmfinancial.net The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	Bridgend Sales Hub bcb@petermorgan.net 16 Dunraven Place, Mid Glamorgan CF31 1JD	Talbot Green Sales Hub talbotgreen@petermorgan.net Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	Talbot Green Lettings Hub lettingstg@petermorgan.net Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	Carmarthen Sales Hub carmarthen@petermorgan.net 21 Bridge Street, Carmarthen SA31 3JS	Carmarthen Lettings Hub lettingscm@petermorgan.net 21 Bridge Street, Carmarthen SA31 3JS
--	--	---	--	---	---	---	--

PETER MORGAN

PROPERTY. PROPERLY



SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

Neath Port Talbot Branch
35 Windsor Road, Neath. SA11 1NB
npt@petermorgan.net
VAT No : **821850148**

www.petermorgan.net
03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

