

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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 PETER MORGAN  
PROPERTY GROUP



PETER MORGAN

**9 Lon Glyn Felin, Neath, Neath Port Talbot. SA10 7HU**

**£150,000**



### Main Features

- NO ONWARDS CHAIN!
- Mid Terraced Property
- Freehold
- EPC - C
- Three Bedrooms
- Enclosed Rear Garden
- Gas Central Heating
- Convenient Location
- Close To Local Amenities
- Need A Mortgage? We Can Help!

### General Information

Nestled in a convenient location, this mid-terraced property boasts a freehold status and is offered with no onwads chain. The home presents a modern feel, with double-glazed windows enhancing energy efficiency and natural light throughout the living spaces.

The rear enclosed garden offers outdoor space for various activities or gardening projects, complete with a patio area that transitions smoothly into a landscaped section. This area provides potential for customization or enhancement, making it a versatile addition to the property.

Located in a sought after location close to many local amenities such as Neath college and Dwr Y Felin Comprehensive School, Longford Waterfalls, Gnoll Country Park, Mynydd Drumau, Craig Gwladys Country Park and plenty more woodland walks, also having easy access to the A465 and M4 corridor.

### GROUND FLOOR

#### Hallway

uPVC door to front aspect, radiator, stairs to first flooring, laminate flooring and under stairs cupboard.

#### Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with tap. uPVC window to rear aspect, vinyl flooring, space and plumbing for washing machine and space for free standing cooker.

#### Living Room

uPVC window to front aspect, laminate flooring, radiator, electric fire and French doors to kitchen.  
Wooden door to hallway

#### Bathroom

Comprising of a low level WC, wash hand basin and panelled bath with shower over. uPVC double glazed window, tiled walls and tiled flooring.

### FIRST FLOOR

#### Landing

Access to loft above and carpeted flooring.  
Doors to;

#### Shower Room

Comprising of a low level WC, wash hand basin and tiled shower cubicle. uPVC frosted window to rear aspect, tiled flooring and towel radiator.

#### Bedroom One

uPVC window to rear aspect, carpeted flooring, radiator and built in single wardrobes.

#### Bedroom Two

uPVC window to front aspect, radiator, carpeted flooring, built in wardrobe and and built in storage space housing a combi boiler serving domestic hot water and gas central heating.

### **Bedroom Three**

uPVC window to front aspect, radiator, laminate flooring and over stairs storage cupboard.

### **EXTERNALLY**

### **Gardens**

Enclosed rear garden with raised patio area and two out houses.

### **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](mailto: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

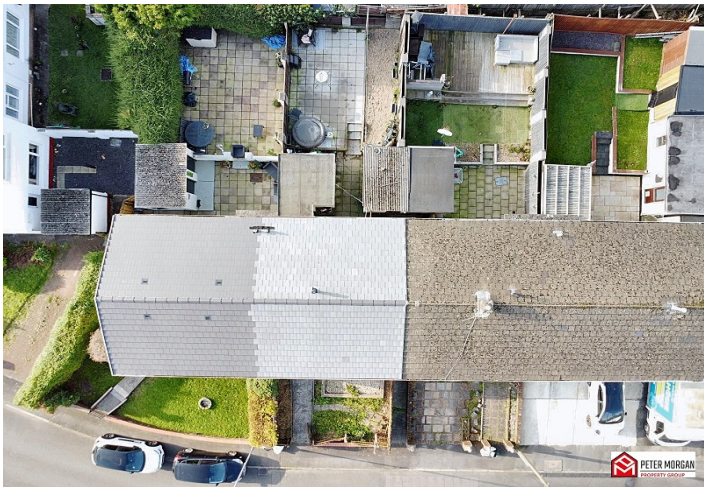




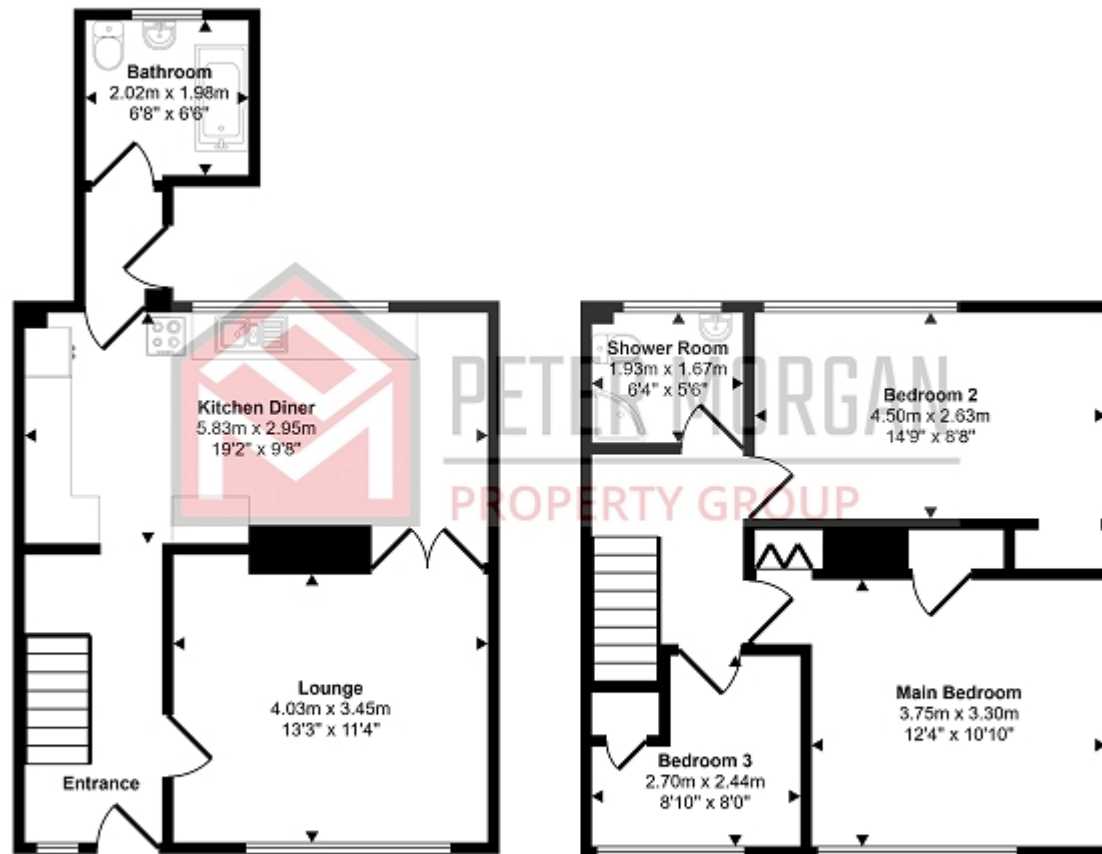








Approx Gross Internal Area  
90 sq m / 974 sq ft



Ground Floor  
Approx 46 sq m / 493 sq ft

First Floor  
Approx 45 sq m / 481 sq ft

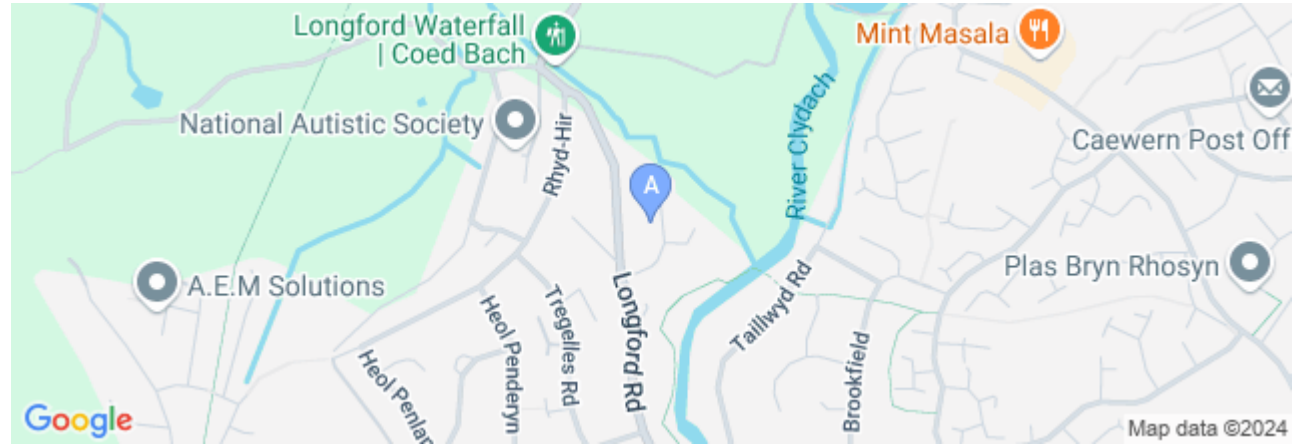
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



# 9 Lon Glyn Felin, Neath, Neath Port Talbot. SA10 7HU

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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