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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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 **PETER MORGAN**
PROPERTY GROUP



PETER MORGAN

105 Ynys Y Wern, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9DJ

Offers In Excess Of £210,000

Main Features

- NO ONWARDS CHAIN
- Freehold
- Semi-Detached Family Home
- EPC - C
- Off Road Parking
- Master Bedroom With En-Suite
- Village Location
- Combi Boiler
- Three Bedrooms
- Need A Mortgage? We Can Help!

General Information

This well presented property offers a lounge, WC and kitchen diner to the ground floor, three bedrooms and a family bathroom to the first floor, externally offering off road parking to accommodate multiple vehicles, the front garden is low-maintenance, side entrance to access the rear garden and a landscaped rear garden with decking area that can be customized according to personal preference.

The home benefits from modern features such as double-glazed windows and a gas heating system, ensuring comfort throughout the year. A combi boiler further contributes to the energy efficiency of the property. Additionally, it is being sold with no onward chain, simplifying the buying process.

Located in a village setting, this property is an ideal choice for families or individuals looking to settle in a peaceful environment while enjoying essential amenities and local recreational spaces. The Brit Pub is also within close proximity, offering a local dining option for residents. Convenient public transport is accessible, with bus stations at Cae Glas and Vicarage, enhancing connectivity to surrounding areas.

GROUND FLOOR

Entrance Hallway

Tiled flooring, radiator and stairs to first floor.

W.C.

Comprising of a low level WC and wash hand basin. Vinyl flooring, radiator, extractor fan and consumer unit location.

Living Room

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

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window to rear aspect, integrated oven, gas hobs, space and plumb for freestanding washing machine and dishwasher, space for fridge freezer, tiled flooring, radiator, part tiled walls, under stairs storage cupboard and cupboard housing a combi boiler serving domestic hot water and gas central heating.

French doors to access rear garden.

FIRST FLOOR

Landing

Over stairs storage cupboard and access to the loft above.

Bathroom

Comprising of a low level WC, wash hand basin, bath with glass screen. uPVC Frosted double glazed window to rear aspect, part tiled walls, extractor fan, vinyl flooring and 115v-240v shaver point.

Bedroom Three

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

Bedroom One

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

En Suite

Comprising of a low level WC, wash hand basin and double shower with electric shower. uPVC double glazed window to side aspect and extractor fan.

Bedroom Two

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

EXTERNALLY

Gardens

Two allocated parking spaces front of house. Rear garden is enclosed with split level patio which leads to raised decking area. Steps down to gravel area. Garden has side gate for access.

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

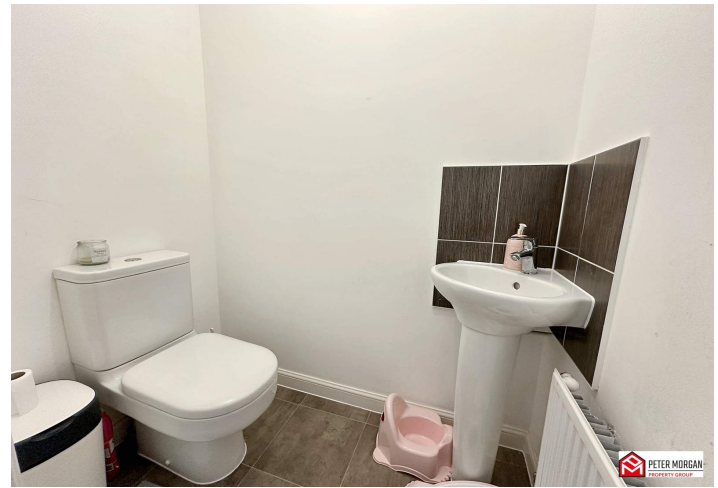
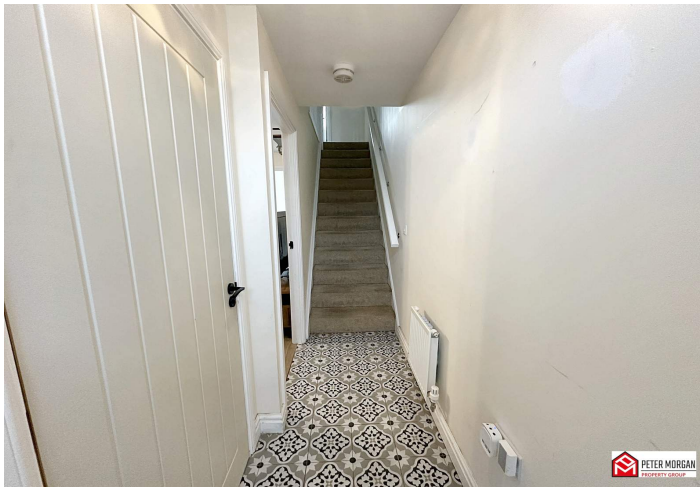
Utilities

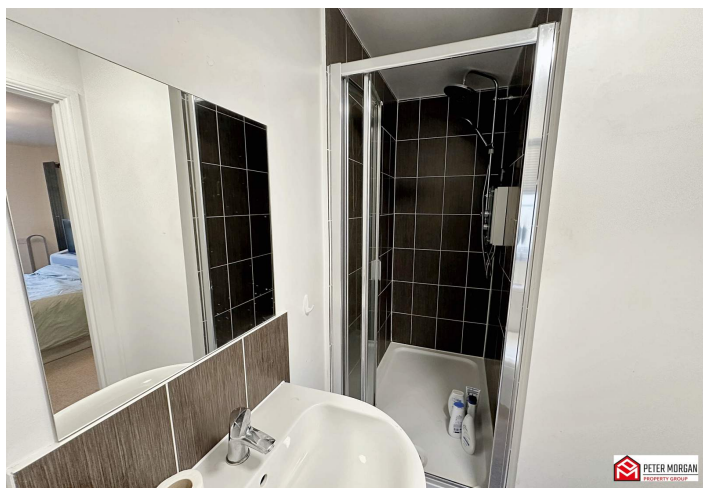
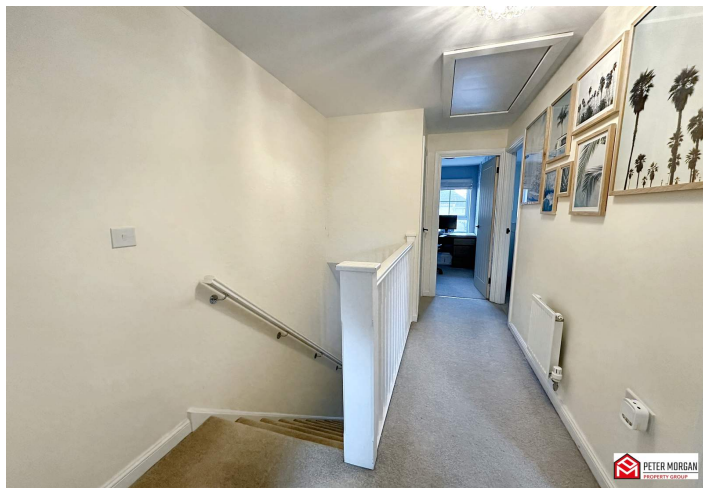
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding C

Current heating type Gas

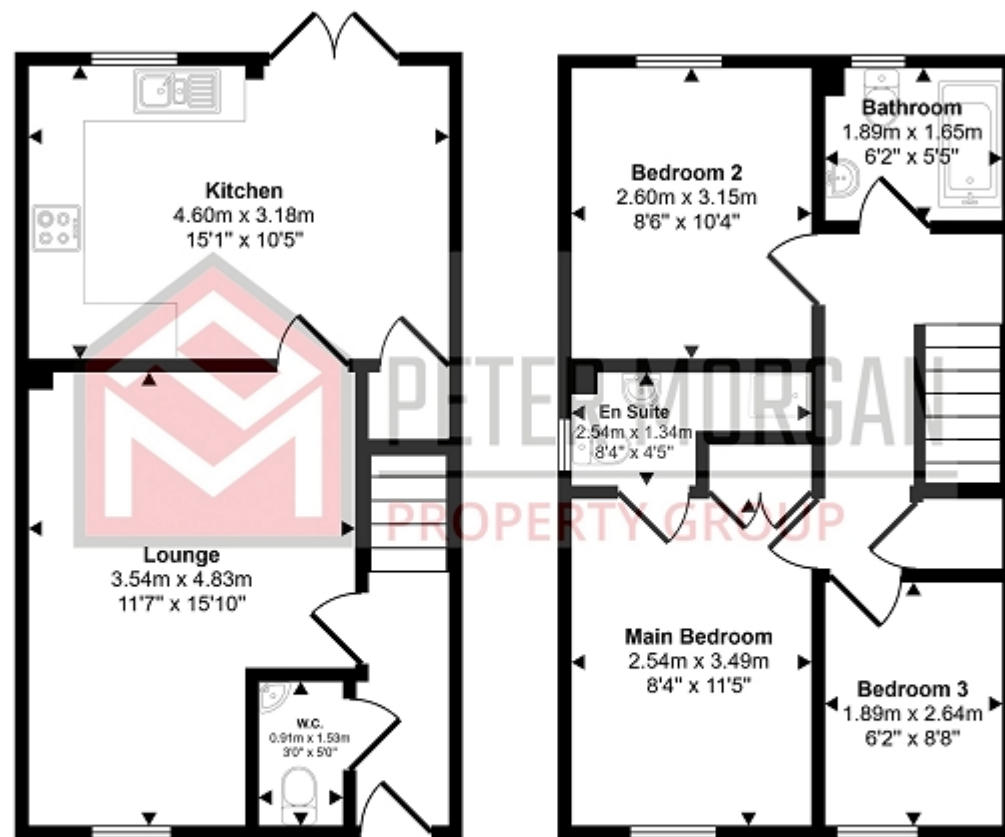
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
76 sq m / 816 sq ft

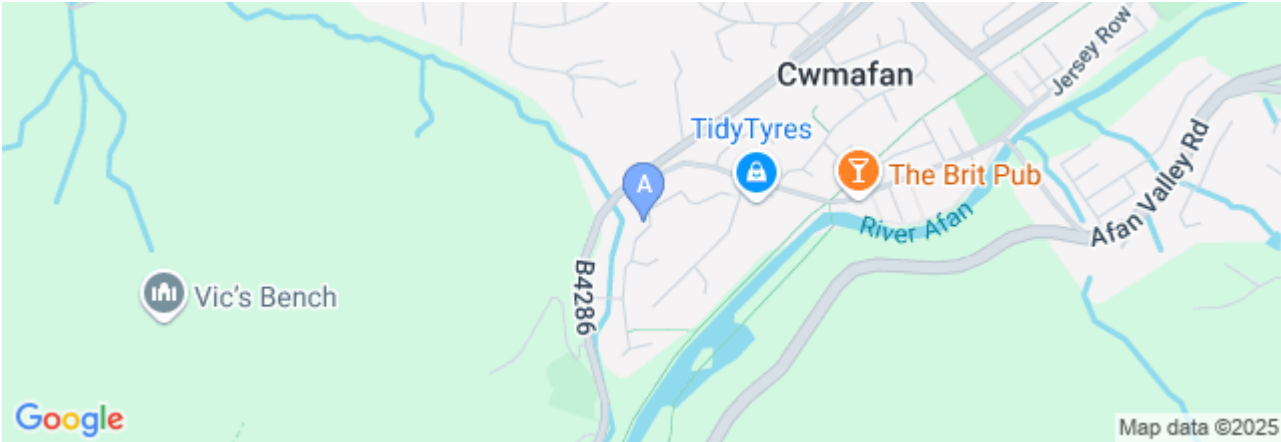


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

105 Ynys Y Wern, Cwmafan, Port Talbot, Neath Port Talbot. SA12 9DJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		91
(69-80) C	78	
(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	Neath Lettings Hub	Neath Financial Services	Bridgend Sales Hub	Talbot Green Sales Hub	Talbot Green Lettings Hub	Carmarthen Sales Hub	Carmarthen Lettings Hub
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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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