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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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Lettings & Financial

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 PETER MORGAN  
PROPERTY GROUP



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**3 Empire Avenue, Cwmgwrach, Neath, Neath Port Talbot. SA11 5SU**

**Offers In Excess Of £130,000**



### **Main Features**

- NO ONWARDS CHAIN
- Freehold
- Village Location
- Semi-Detached
- EPC - D
- Three Bedrooms
- Bathroom To The Ground Floor
- Easy Access Access To the A465
- Potential Off Road Parking Subject To Planning
- Need A Mortgage? We Can Help!

### **General Information**

This semi-detached house features a lounge, kitchen, bathroom and WC to the ground floor and three bedrooms to the first floor, also located within a village setting, with no onward chain. The property is freehold and offers potential for off-road parking, subject to planning approval.

Located close to the local primary school, sports clubs, woodland walks, the village shop, a short distance to the nearest village Glynneath, Asda Petrol Station and easy access to the A465, whilst also having excellent transport links perfect for those commuting.

### **GROUND FLOOR**

#### **Hallway**

uPVC window to side aspect, laminate flooring, radiator, consumer unit location and stairs to the first floor.

#### **Living Room**

uPVC window to front aspect, radiator and laminate flooring.

### **Bathroom**

Comprising of a low level WC, wash hand basin and bath with mixer tap and glass screen. uPVC Frosted window to front aspect, tiled flooring, radiator and extractor fan.

### **Kitchen**

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC window to rear aspect, integrated gas hob, electric oven, space and plumbing in place for a washing machine, space for free standing fridge freezer, part tiled walls, vinyl flooring and radiator.

Doors to;

### **Rear Hallway**

Cupboard storage, radiator, tiled flooring and loft access.

Doors to;

### **W.C.**

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

### **Landing**

uPVC window to front and side aspect, carpeted flooring, access to the loft above and airing cupboard housing a combi boiler serving domestic hot water and gas central heating.

### **Bedroom One**

uPVC window to front aspect, radiator and carpeted flooring.

### **Bedroom Two**

uPVC window to rear aspect, radiator and carpeted flooring.

### Bedroom Three

uPVC window to rear aspect, radiator and carpeted flooring.

### EXTERNALLY

### Gardens

Front enclosed garden which offers potential for off street parking subject to planning.

Rear enclosed split level garden consisting of patio and lawn.

### 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 drainage, mains gas (Services not tested)

**Current council tax banding** B

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold











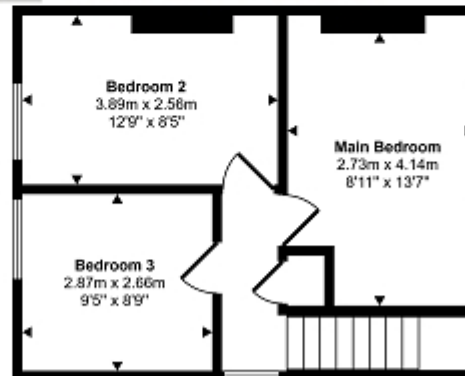


Approx Gross Internal Area  
78 sq m / 844 sq ft



Ground Floor  
Approx 42 sq m / 448 sq ft


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First Floor  
Approx 37 sq m / 395 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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