



2021
WALES
SALES
GOLD WINNER
Peter Morgan Sales
Lettings & Financial

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The Telegraph



12 Golwg Y Mynydd, Neath, West Glamorgan, SA10 7RJ

£220,000



PETER MORGAN

Main Features

- NO ONWARDS CHAIN
- Semi-Detached Property
- Freehold
- Off Road Parking
- Three Bedrooms & Two Reception Rooms
- Shower Room & Family Bathroom
- Enclosed Rear Garden
- Gas Central Heating
- EPC - B
- Need A Mortgage? We Can Help!

General Information

This semi detached property is situated in a sought after location. Featuring three bedrooms and two reception rooms, making it an ideal family home. The house includes a shower room and a family bathroom, both providing functional spaces for everyday use. Externally, the house is set in an attractive area with an enclosed rear garden, providing a private outdoor space. There is also off-road parking available, accommodating vehicles conveniently.

Close to many local amenities such as Dwr-y-felin Comprehensive School, Neath Port Talbot College, Bryncoch Inn, Dyffryn Arms Restaurant, Longford Waterfalls, Bryncoch Primary School, a short distance to Neath Town centre and easy access to the A465 and M4 corridor.

GROUND FLOOR

Hallway

Carpeted flooring and radiator.

Lounge

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

Dining Room

Radiator, carpeted flooring and aluminium to rear garden.

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, gas hob with cooker hood, integrated electric cooker, space and plumbing in place for washing machine, space for free standing fridge, breakfast bar with wine holder, part tiled walls, laminate flooring, radiator and access to loft above. #

Shower Room

Comprising of a low level WC, wash hand basin and shower cubicle. Radiator, extractor fan and access to loft.

Reception Room

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

Landing

Wooden single glazed window to side aspect, carpeted flooring, radiator, airing cupboard housing hot water tank and access to loft above.

Bathroom

Comprising of a low level WC, wash hand basin and bath with electric shower. uPVC double glazed Frosted window to rear aspect, fully tiled walls, radiator and carpeted flooring.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

EXTERNALLY

Gardens

A front garden laid to lawn with driveway providing off road parking.

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 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

Current council tax banding D

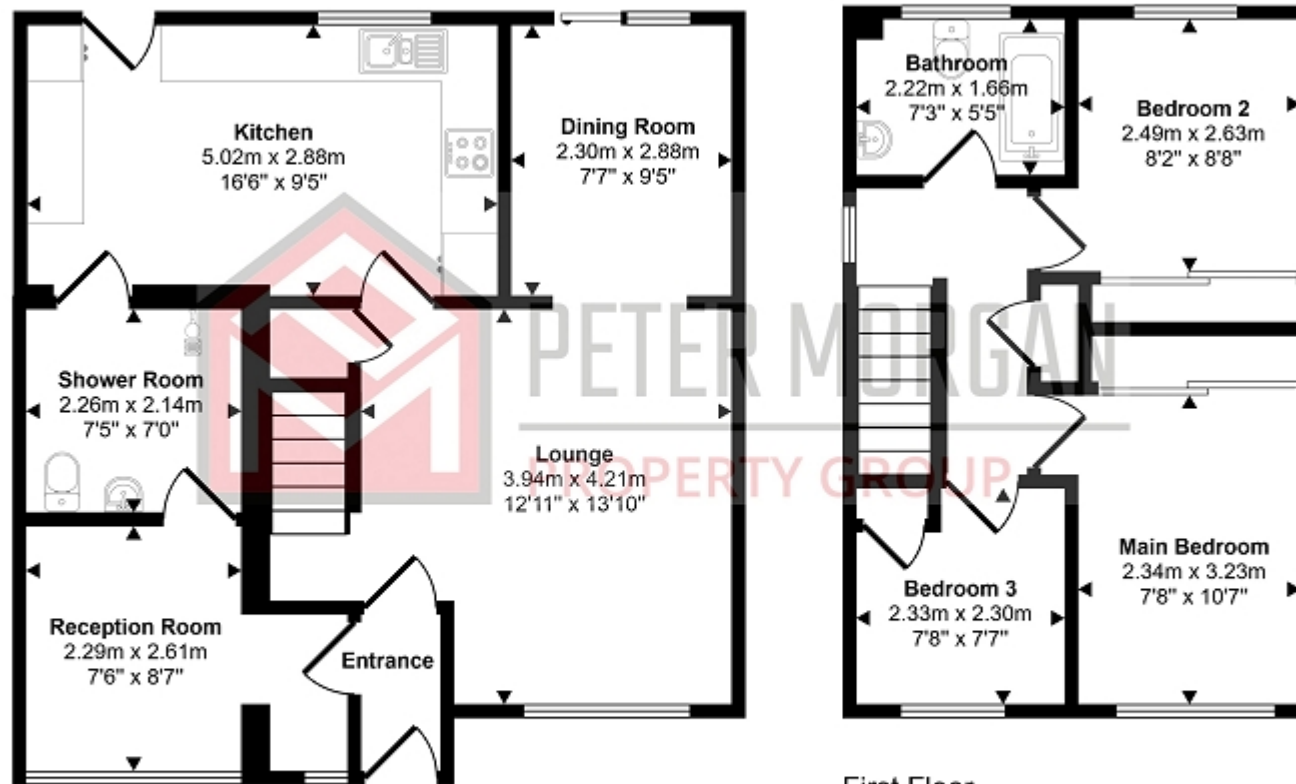
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
93 sq m / 996 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		
(81-91) B	82	85
(69-80) C		
(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.

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PROPERTY. PROPERLY



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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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