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 **PETER MORGAN**
PROPERTY GROUP



PETER MORGAN

17 School Road, Crynant, Neath, West Glamorgan, SA10 8NS

£225,000

Main Features

- Detached Bungalow
- Freehold
- Semi-Rural Village Location
- Three Bedrooms
- EPC - C
- Close To Local Amenities
- Double Glazed Windows Throughout
- Combi Boiler
- Off Road Parking & Garage
- Need A Mortgage? We Can Help!

General Information

This detached bungalow features three bedrooms and one bathroom, situated in a semi-rural village location, also having a single reception room and bathroom. It is a freehold property, ensuring ownership of both the home and the land on which it stands, with double-glazed windows throughout for energy efficiency. The heating system is powered by a gas combi boiler.

The exterior of the bungalow is complemented by an off-road parking area and an accompanying garage, providing convenience for vehicle storage, also having a well-maintained garden which surrounds the property. The property is accessed via a secure gated entrance, enhancing privacy and security.

Situated in a popular location within the semi rural village of Crynant. Nestled in the scenic surroundings of the Dulais Valley overlooking Marchywel Mountain, offering a blend of natural beauty and community living. Crynant is approximately 6 miles (about 10 kilometers) from the M4 motorway, with the nearest junction being Junction 43. This makes it relatively accessible for those commuting to nearby cities like Swansea or Cardiff.

GROUND FLOOR

Hallway

Radiator, wood-effect laminate flooring and loft access hatch.
Door to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset composite sink with mixer tap. Dual uPVC double glazed windows to side aspect, plumbing in place for washing machine, integrated drinks fridge, five ring gas hob with cooker hood over, double oven, integrated fridge/freezer, quartz stone tiled flooring and storage cupboard housing combi boiler serving domestic hot water and gas central heating.

Bedroom Three

uPVC double glazed window to front aspect, radiator and tiled-effect laminate flooring.

Lounge

uPVC double glazed window to front aspect, radiator and wood-effect laminate flooring.

Bathroom

Comprising of a low level WC, wash hand basin and P shaped bath with shower over and shower screen. uPVC double glazed Frosted window to side aspect, heated towel rail, wood-effect laminate flooring and partially tiled walls,

Bedroom One

uPVC double glazed window to rear aspect, radiator, carpeted flooring and a range of fitted wardrobes.

Bedroom Two

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

EXTERNALLY

Gardens

Front - Private gated entrance (Electric sliding gate with fob & phone control) ♦ large driveway ♦ front lawned area ♦ enclosed garden, side access lane and access to further driveway area currently used as a side garden with outside tap.

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

Current council tax banding	C
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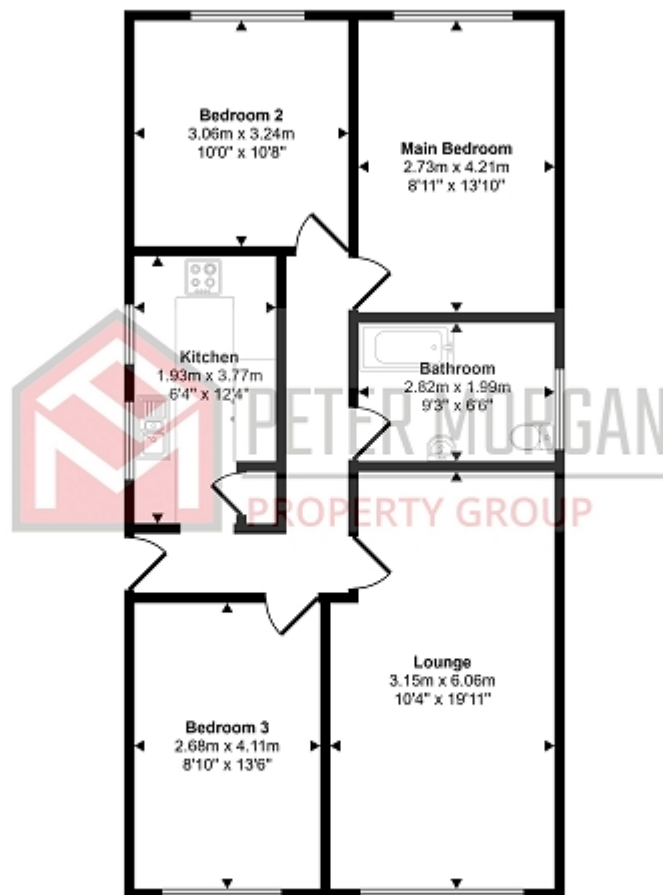
Current heating type	Gas
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Tenure (To be confirmed)	Freehold
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Approx Gross Internal Area
74 sq m / 802 sq ft



Floorplan

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		86
(69-80) C	70	
(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
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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.

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

