



2021  
WALES  
SALES  
GOLD WINNER  
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PETER MORGAN

**8 Princess Drive, Waunceirch, Neath, SA10 7PZ**

**£450,000**

### **Main Features**

- Detached Family Home
- Presented To A High Standard Throughout
- Freehold
- Four Bedrooms & Two En-suites
- Sought After Village Location
- Enclosed Rear Garden
- Driveway & Double Garage Offering Off Road Parking
- Two Reception Rooms
- EPC - C
- Need A Mortgage? We Can Help!

### **General Information**

This impressive detached family home boasts four bedrooms and is presented to a high standard throughout, situated in a sought-after village location.. The property features two en-suite bathrooms, providing added convenience for family living. Internally, the house includes two reception rooms, providing flexible living spaces that can be adapted to various needs. The layout is functional and caters to the demands of family life, ensuring comfort throughout. The rooms are designed to maximize space and natural light, contributing to a pleasant home environment.

The property is surrounded by well-maintained gardens, with an enclosed rear garden designed for privacy. Additionally, it features a spacious driveway and a double garage, offering ample off-road parking. The front entrance is inviting, leading to landscaped grounds that enhance the home's curb appeal.

Situated on a highly regarded, sought after area, within a short distance of Tesco Express, The Bryncoch Inn and Blaenhonddan Primary School, woodland walks, and easy access into Neath Town Centre and access to the A465.

### **GROUND FLOOR**

#### **Hallway**

uPVC door to front, window to side aspect, radiator, wood-effect ceramic tiled flooring, staircase to first floor, fitted storage cupboard and doors to;

#### **Lounge**

uPVC double glazed window to front aspect, patio door to rear, parquet-style LVT flooring, and feature fireplace with multi-fuel burner.

#### **Snug**

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

#### **W.C.**

uPVC double glazed Frosted window to side aspect, tiled flooring, partially tiled walls, radiator, low level WC and wash basin as part of vanity unit.

#### **Kitchen**

Appointed with a range of matching wall and base units with work tops over and inset ceramic sink with mixer tap. uPVC double glazed window to rear aspect, double oven, gas hob with cooker hood over, space for fridge freezer, tiled flooring and cupboard housing a boiler serving domestic hot water and gas central heating.

Doors to;

#### **Utility Room**

Composite 'barn style' door to side, radiator, tiled flooring, fitted with a range of wall & base units with work preparation surfaces over and plumbing in place for dishwasher & washing machine.

#### **Dining Room**

Sliding patio door to rear, radiator, 'parquet-style' LVT flooring and space for dining table & chairs.

#### **Conservatory**

Patio door to side, window surround, tiled flooring and electric storage heater.

### **FIRST FLOOR**



### **Landing**

uPVC double glazed window to front aspect, radiator, loft access hatch and fitted storage cupboard housing water tank.

Doors to;

### **Master Bedroom**

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

Doors to;

### **En Suite**

Frosted window to rear, heated towel rail, fully tiled, low level WC, wash basin part of vanity unit,. extractor fan, shaver point and shower cubicle with respotex walls.

### **Bedroom Two**

uPVC double glazed window to front aspect radiator, carpeted flooring, a range of fitted wardrobes & dressing table.

Door to;

### **En Suite**

Frosted window to side aspect, tiled flooring, low level WC, spotlights and wash basin as part of vanity unit.

### **Bedroom Three**

uPVC double glazed window to rear aspect and carpeted flooring.

### **Bedroom Two**

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

### **Family Bathroom**

Frosted window to side, heated towel rail, wood-effect laminate flooring, partially tiled / partially respotex wall coverings, w.c, wash basin as part of vanity unit, extractor fan, paneled bath with shower over & shower screen.

### **EXTERNALLY**

#### **Garden**

Front driveway offering off road parking and access to double garage. Also having a laid to lawn area with matured shrubs.

Enclosed levelled rear garden with patio slabs, mature shrubs and steps leading to raised patio area.

### **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 Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

**Current council tax banding** F

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold



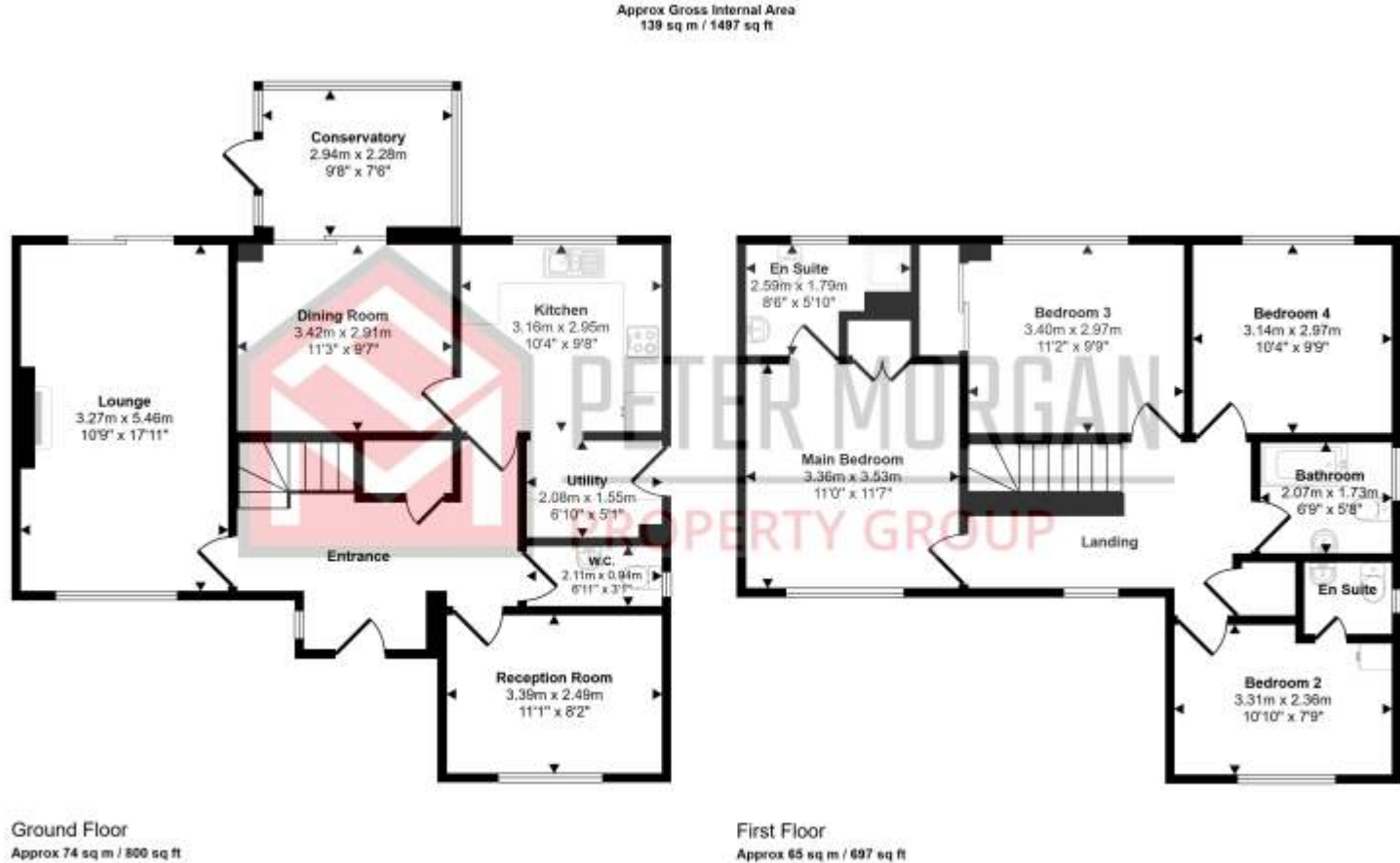












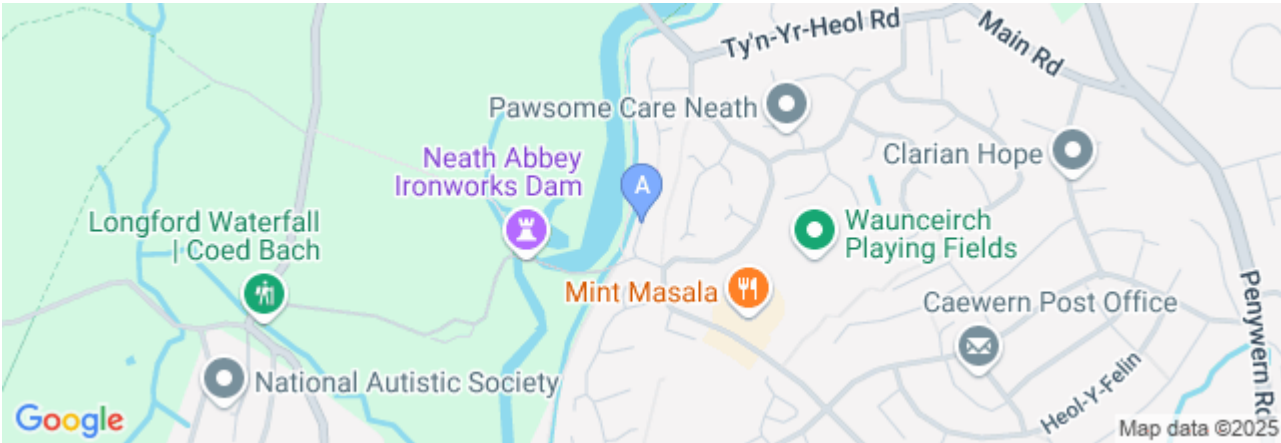
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



8 Princess Drive, Wunceirch, Neath, SA10 7PZ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	76	85
A		
(81-91)		
B		
(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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