

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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PETER MORGAN
PROPERTY GROUP

10 Lewis Road, Crynant, Neath, Neath Port Talbot. SA10 8SD

£160,000



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Main Features

- Semi-Detached Property With No Onwards Chain
- Three Bedrooms
- Freehold
- Semi-Rural Village Location
- EPC - C / Council Tax Band - B
- Two Reception Rooms
- Potential For Investment Purposes
- Enclosed Rear Garden
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

This semi-detached house features three well-proportioned bedrooms, two reception rooms, kitchen and family bathroom, also including a generous garden, ideal for outdoor activities.

This property holds significant potential for investment purposes, whether as a rental opportunity or a family home. The absence of an onward chain facilitates a smoother transaction process.

Situated in a popular location within the semi rural village of Crynant. Nestled in the scenic surroundings of the Swansea Valley, 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

uPVC front door, radiator, wood-effect laminate flooring, staircase to first floor with storage space underneath & window to side and doors to;

Lounge

Bay window to front, radiator, wood-effect laminate flooring and feature fireplace.

Dining Room

Window to rear, radiator, tiled flooring, fireplace and fitted storage cupboard in alcove.

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, plumbing in place for washing machine, oven with hob and cooker hood over, part tiled walls and tiled flooring.

FIRST FLOOR

Landing

Family Bathroom

Comprising of a low level WC, wash hand basin, pedestal wash hand basin and bath. Frosted window to rear aspect, wood-effect laminate flooring, radiator and storage cupboard housing a boiler serving domestic hot water and gas central heating.

Bedroom One

Window to rear, radiator, wood-effect laminate flooring and fitted wardrobes.

Bedroom Two

Window to front, radiator and wood-effect laminate flooring.

Bedroom Three

Window to front, radiator, wooden flooring and loft access hatch.

EXTERIOR

Gardens

Front

Stonechipping front area with side access gate and access to front door.

Rear

Enclosed rear garden with patio area, lawn area, external storage shed, side access gate and access to further lawned area.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with 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).

General Information

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

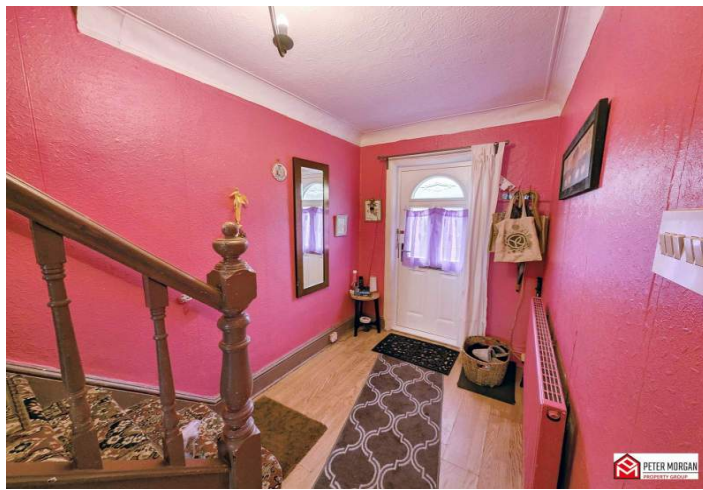
Utilities

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

Current council tax banding B

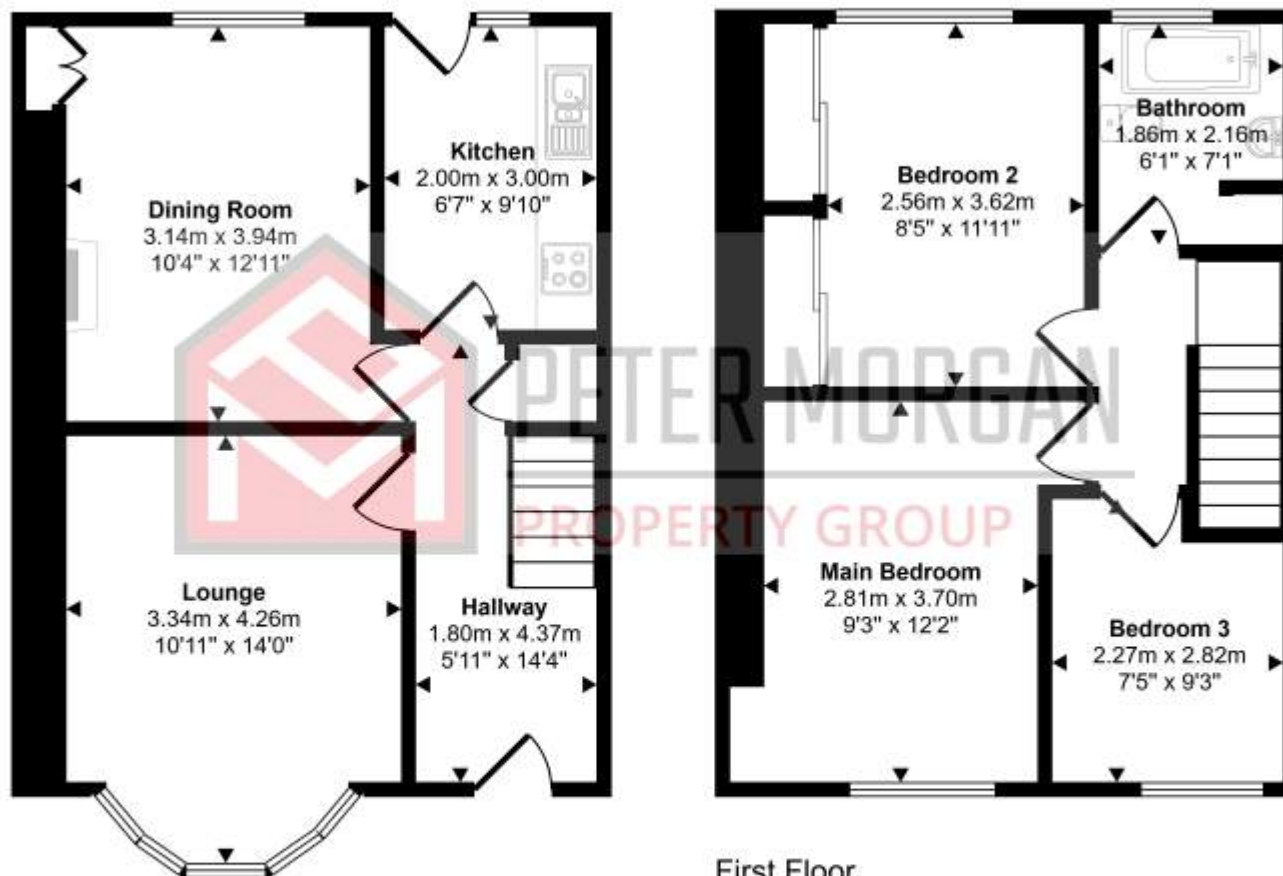
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
86 sq m / 925 sq ft




Ground Floor
Approx 45 sq m / 479 sq ft

First Floor
Approx 42 sq m / 447 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		
(92-100) A		
(81-91) B		85
(69-80) C	71	
(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
Hub

npt@petermorgan.net
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
Hub

talbotgreen@petermorgan.net
lettingstg@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Carmarthen
Hub

carmarthen@petermorgan.net
lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Cardiff
Hub

cardiff@petermorgan.net
lettingscd@petermorgan.net

144 Crwys Road,
Cathays
Cardiff
CF24 4NP

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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

