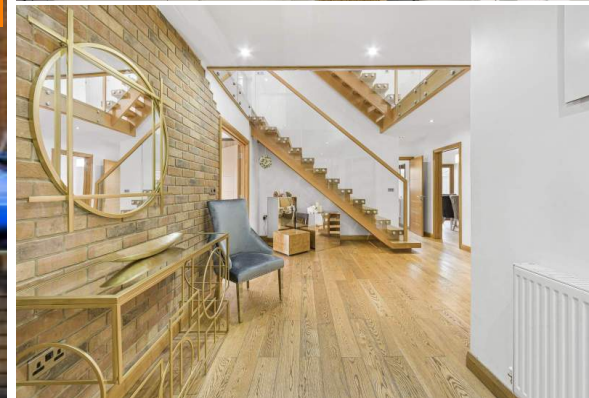


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**BEST IN POSTCODE
WINNER 2025**

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PETER MORGAN

29 Nant Celyn, Crynant, Neath, West Glamorgan, SA10 8PZ

Offers Over £585,000

Main Features

- High Quality Specification
- Detached Family Home
- Seven Bedrooms & Three En-suite's
- Versatile Accommodation Over Three Storeys
- Detached Garage & Ample Off Road Parking
- Freehold
- EPC - C / Council Tax Band - G
- Semi-Rural Village Location
- Gallery Landing With Glass Panel Staircase
- Need A Mortgage? We Can Help!

General Information

This impressive detached family home features seven bedrooms and three en-suites, providing ample living space for larger families or versatile accommodation. The property is arranged over three storeys, allowing for an intelligent distribution of rooms that can be adapted to various needs. The exterior showcases a well-maintained facade, complemented by a detached garage and ample off-road parking options.

Inside, the house exemplifies a high-quality specification with a modern kitchen area that includes stylish fixtures. The open-plan layout allows for easy movement between the kitchen and the reception areas, making it ideal for social gatherings. The property is fitted with double-glazed windows throughout, enhancing energy efficiency and natural light.

The outdoor space features a generous garden, providing a perfect environment for outdoor activities or gardening. The property is located in a semi-rural village area, providing both tranquility and accessibility. There are designated areas for off-road parking, adding convenience for residents and visitors alike.

GROUND FLOOR

Exterior Porch

UPVC door to front, two double glazed windows to front, radiator and wooden flooring.

Door to;

Hallway

Radiator, wooden flooring, exposed brick feature wall and staircase to first floor with space underneath.

Doors to;

Utility Room

Double glazed window to side aspect, patio door to side, radiator, tiled flooring, fitted with a range of wall & base units with work preparation surfaces over, stainless steel sink with mixer tap, plumbing for washing machine and space for tumble dryer.

W.C.

Comprising of a low level WC and composite sink. Double glazed Frosted window to side aspect, radiator and tiled flooring.

Dining Room

Double patio doors to side, radiator and wooden flooring.

Cloakroom

Radiator, wooden flooring and access to garage.

Garage

Electric garage door to front and patio door to rear.

Lounge

Double glazed window to front aspect, radiator, inset ceiling spotlights and feature fireplace with electric fire.

Kitchen

Appointed with a range of matching wall and base units with work tops over and separate kitchen island with oven, ceramic hob with hood over, integrated fridge and undercounter freezer and inset stainless steel sink. Double glazed window to front and rear aspect, dual set of Bi-folding doors to side aspect, wooden flooring, inset ceiling spotlights and two radiators.

FIRST FLOOR

Gallery Landing

Radiator, wooden flooring, inset ceiling spotlights and staircase to second floor. Doors to;

Bedroom

Double glazed window to front aspect, radiator, carpeted flooring, fitted wardrobe and fitted storage cupboard housing water tank.

Bedroom

Double glazed window to front aspect, two skylights to rear, inset ceiling spotlights, wooden flooring, access to loft above and electric fireplace (currently used as a home office)

Bedroom

Window to front, radiator and carpeted flooring.

Bedroom

Double glazed window to front aspect, two skylights to side, spotlights, radiator and carpeted flooring.

Master Bedroom

Double glazed windows to side and rear aspect, radiator, inset ceiling spotlights and carpeted flooring.

En Suite

Comprising of a low level WC, dual wash hand basin and walk in shower. Frosted double glazed window to rear aspect, heated towel rail, tiled flooring, part tiled walls and inset ceiling spotlights.

Family Room

Comprising of a low level WC, walk-in shower cubicle and bath. Frosted window to side aspect, tiled flooring and tiled walls and inset ceiling spotlights.

SECOND FLOOR

Gallery Landing

Dual skylights to side aspect, interior window bedroom (dressing room) spotlights, two radiators and wooden flooring. Doors to;

Bedroom

Double glazed window to rear aspect, skylights to side, radiator, carpeted flooring, spotlights and access to loft above.

En Suite

Comprising of a low level WC, wash hand basin, vanity wash hand basin and walk in shower cubicle. Dual sky lights to side aspect, tiled flooring, part tiled walls, heated towel rail and inset ceiling spotlights.

Bedroom

Dual skylights to side aspect, radiator, carpeted flooring, inset ceiling spotlights and access to loft above. Doors to;

EXTERNALLY

Gardens

Driveway & access to garage, two lawned areas, side access gate and patio pathway leading to front door.

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 (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 G

Current heating type Gas

Tenure (To be confirmed) Freehold














29 Nant Celyn, Crynant, Neath, West Glamorgan, SA10 8PZ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	80	
(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	Neath Financial Services	Bridgend Sales Hub	Talbot Green Hub	Carmarthen Hub	Cardiff Hub
npt@petermorgan.net lettings@petermorgan.net 33-35 Windor Road, West Glamorgan SA11 1NB	team@pmfinancial.net The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	bcb@petermorgan.net 16 Dunraven Place, Mid Glamorgan CF31 1JD	talbotgreen@petermorgan.net lettingstg@petermorgan.net Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	carmarthen@petermorgan.net lettingscm@petermorgan.net 21 Bridge Street, Carmarthen SA31 3JS	cardiff@petermorgan.net lettingscd@petermorgan.net 144 Crwys Road, Cathays Cardiff CF24 4NP

PETER MORGAN

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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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