



2021
WALES
SALES
GOLD WINNER
Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



55 Heathland Way, Llandarcy, Neath, Neath Port Talbot. SA10 6FT



PETER MORGAN

£290,000

Main Features

- Three Storey Town House
- Versatile Living Accommodation
- Freehold
- Master Bedroom With En-Suite To Second Floor
- Detached Garage & Driveway
- EPC - B
- Gas Central Heating
- Enclosed Rear Garden
- Easy Access To M4 Corridor
- Need A Mortgage? We Can Help!

General Information

Set in a sought after, modern development of Coed Darcy, this semi-detached family home is tastefully presented through out to a high standard, offering versatile accommodation over three storeys. Comprising of a WC, kitchen and lounge to the ground floor, three bedrooms and family bathroom to the first floor and the master with ensuite to the second floor, also benefitting from off road parking and an enclosed rear garden.

Situated in a popular family village having a nearby park, local amenities and easy access to the A465 and the M4 corridor. An early viewing is recommended as we expect a high level of interest.

GROUND FLOOR

Hallway

Wood-effect laminate flooring, radiator and stairs to first floor.
Doors to;

W.C.

Comprising of a low level WC and wash hand basin. Tiled flooring and radiator.

Kitchen

Appointed with a range of matching white wall and base units with work tops over and inset stainless steel sink with mixer tap. Wooden double glazed Bay window to front aspect, integrated dishwasher, integrated washing machine, integrated fridge freezer, gas hob, electric oven, radiator, laminate flooring and combi boiler serving domestic hot water and gas central heating.

Lounge

Wooden double glazed French doors to patio area, Wooden double glazed window to rear aspect, radiator and laminate flooring.

FIRST FLOOR

Landing

Carpeted flooring, storage cupboard and airing cupboard.
Stairs to second floor.

Bathroom

Comprising of a low level WC, wash hand basin, bath with electric shower and shower screen. Wooden double glazed window to front aspect, radiator, tiled flooring and part tiled walls.

Bedroom Two

Wooden double glazed window to front aspect, radiator, carpeted flooring and fitted wardrobe.

Bedroom Three

Wooden double glazed window to rear aspect, radiator, laminate flooring and built in wardrobe.

Bedroom Four

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

SECOND FLOOR

Master Bedroom

Wooden double glazed window to front aspect, Velux window, laminate flooring, two radiators, built in wardrobes, over eave storage cupboard and access to loft hatch.

Door to;

En Suite

Comprising of a low level WC, wash hand basin and single shower cubicle. Wooden double glazed Frosted window to rear aspect, towel radiator and laminate flooring.

EXTERNALLY

Gardens

Landscaped enclosed garden with gated access to garage.

Rear enclosed paid area and turfed grass section.

Garage

Wooden door to access rear garden, up and over door and electric.

Service Charge

TBC

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

Current council tax banding Not Specified

Current heating type Combi

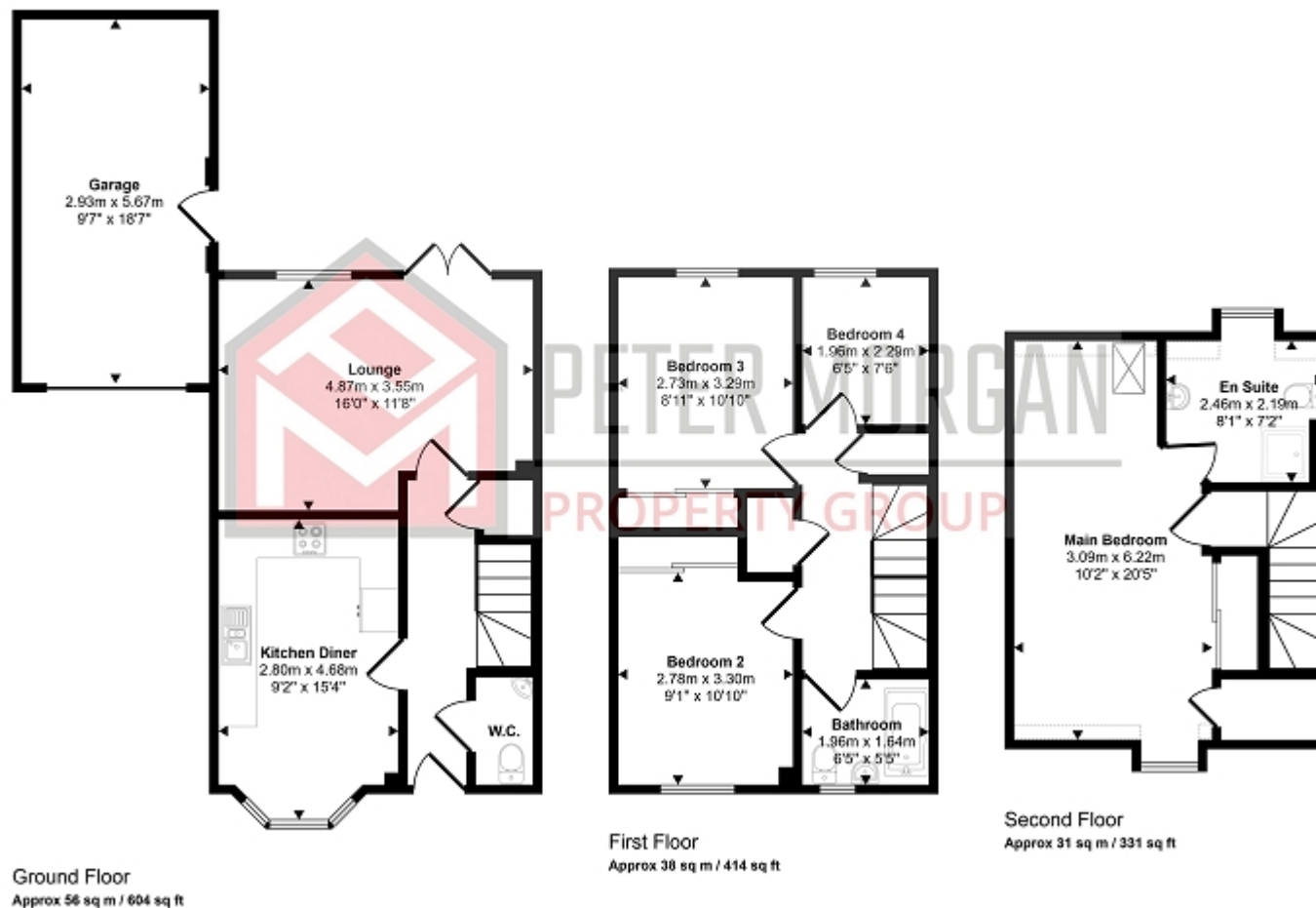
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
125 sq m / 1349 sq ft



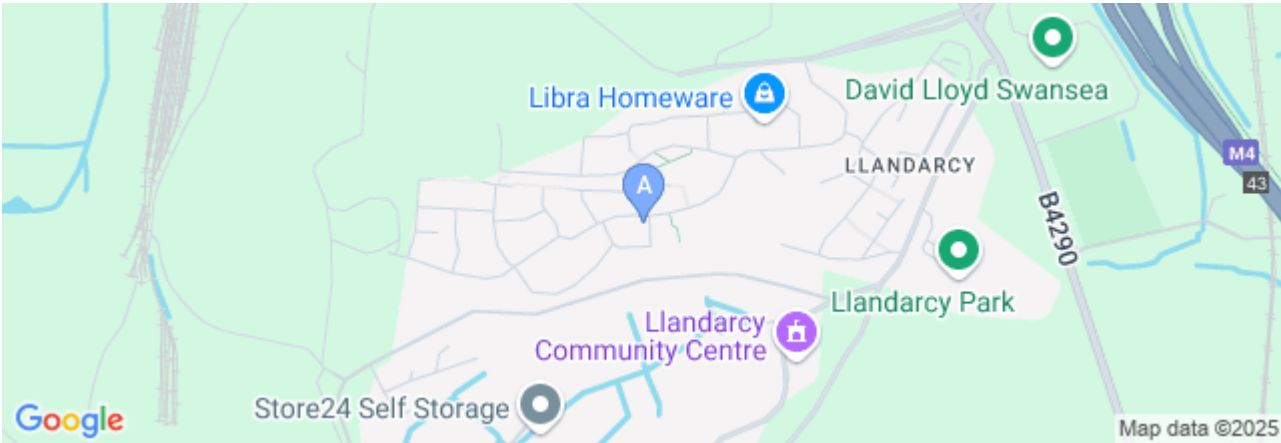
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



55 Heathland Way, Llandarcy, Neath, Neath Port Talbot. SA10 6FT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(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.

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
--	--	---	--	---	---	---	--

PETER MORGAN

PROPERTY. PROPERLY



SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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

