

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



55a Station Road, Coelbren, Neath, Neath Port Talbot, SA10 9PN

£375,000



PETER MORGAN

Main Features

- Detached Bungalow
- Ample Off Road Parking & Garage
- Three Bedrooms
- Semi-Rural Location
- EPC - E
- Freehold
- Two Reception Rooms
- Gas Central Heating
- Country Side Views
- Need A Mortgage? We Can Help!

General Information

This detached bungalow features four bedrooms and one bathroom, along with an en suite and two reception rooms. The property stands out due to its ample off-road parking, which includes a garage, making it suitable for multiple vehicles. The property is situated in a semi-rural location, offering a peaceful atmosphere with picturesque countryside views.

The exterior of the property showcases well-maintained gardens and landscaping, contributing to its attractive curb appeal. Surrounding the bungalow are expansive green areas that enhance the outdoor environment, ideal for relaxation or recreational activities. Additional outdoor storage is available, providing extra space for gardening tools or equipment.

With its distinctive features, including a garage, multiple reception rooms, and a scenic setting, this detached bungalow presents a functional living space appealing to a variety of potential buyers. Its proximity to local healthcare services further enhances its desirability, making it a practical choice for families or individuals seeking a balanced lifestyle.

GROUND FLOOR

Entrance Hallway

uPVC double glazed window to front aspect, two radiators, carpeted flooring, built in storage cupboard housing alarm system, and access to loft.
Doors to;

Reception Room

uPVC window to front aspect, uPVC Bi-fold doors to access rear, radiator, carpeted flooring and doors to access dining room.

Dining Room

uPVC Bi-fold doors to access rear garden, radiator, carpeted flooring and door to hallway.

Utility Room

Appointed with wall and base units with work tops over, plumbing in place for a washing machine and space for tumble dryer. Radiator, tiled flooring, part tiled walls and uPVC door to access rear garden.

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, space for free standing fridge, space for cooker, plumbing in place for dishwasher and part tiled walls, tiled flooring and radiator.

WC

Low level WC, uPVC frosted window to rear aspect, radiator and vinyl flooring.

Bathroom

Comprising of a wash hand basin and bath with electric shower. uPVC frosted window to rear aspect, radiator. cladded walls, carpeted flooring, storage cupboards and access to loft.

Bedroom One

uPVC window to front aspect, radiator and carpeted flooring.

Bedroom Two

uPVC window to front aspect, radiator and carpeted flooring.

Bedroom Three

uPVC window to rear aspect, radiator and carpeted flooring.

EXTERNALLY

Gardens

Garage

Up and over door.

Power and lighting

Wooden Door to garden

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 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

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

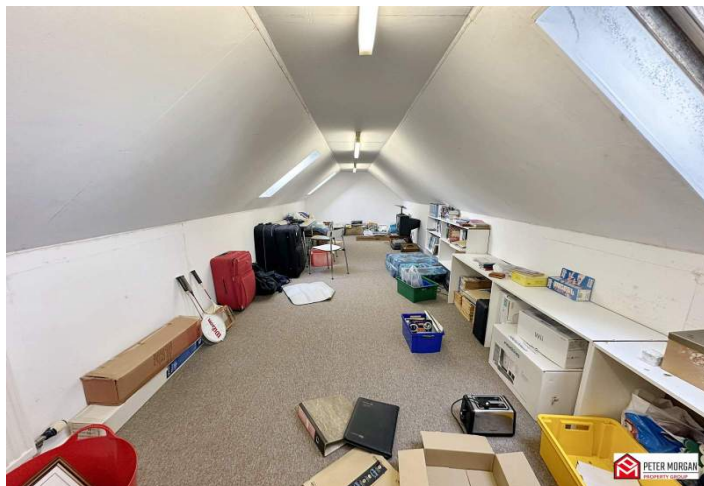
Current council tax banding C

Current heating type Gas

Tenure (To be confirmed) Freehold

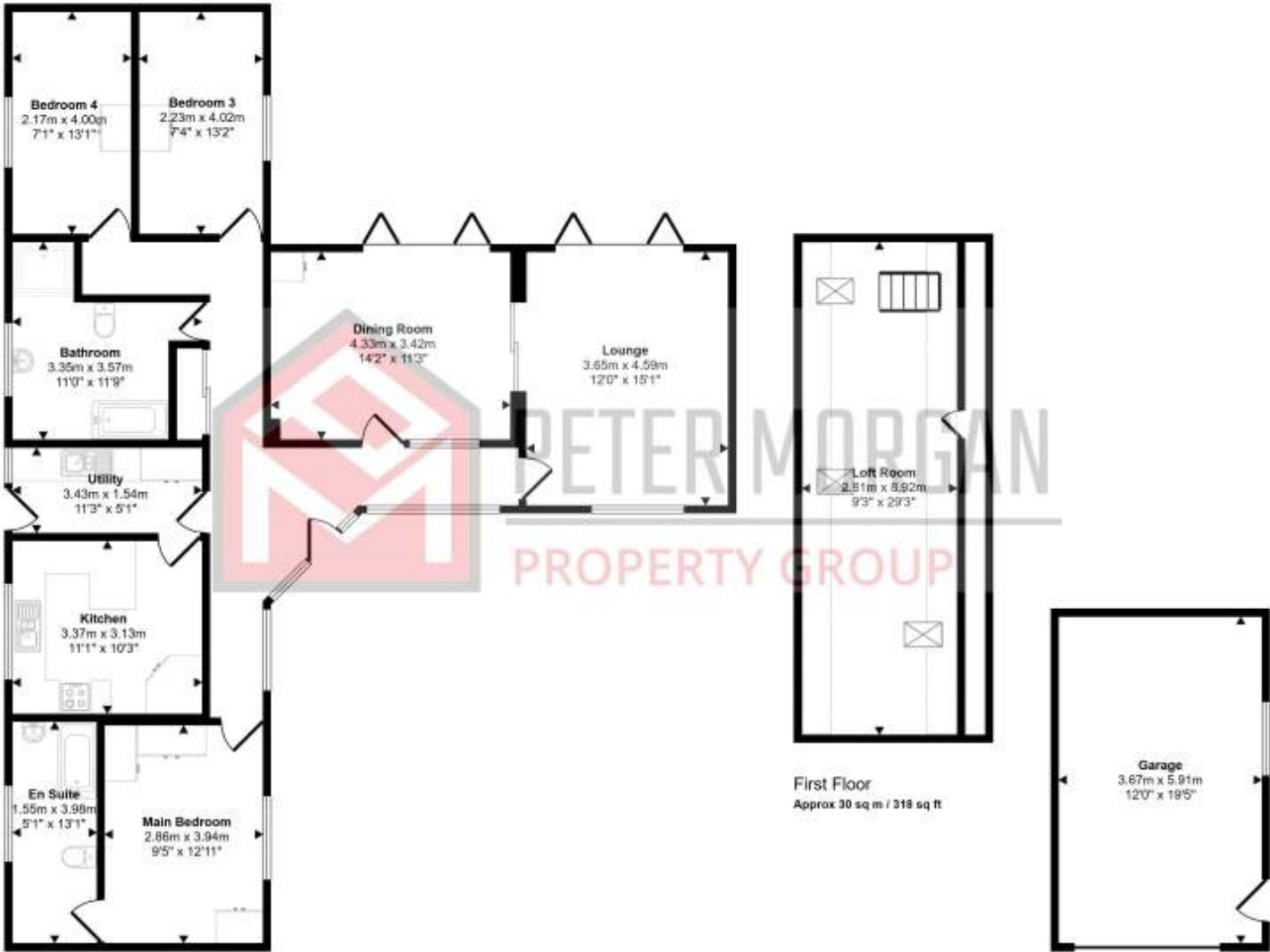








Approx Gross Internal Area
168 sq m / 1809 sq ft



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+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	48	
(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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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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