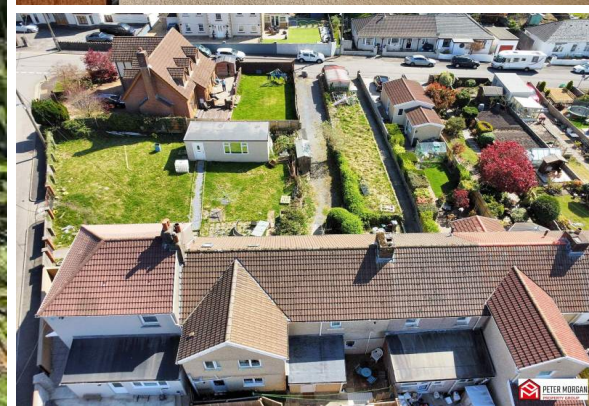


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PETER MORGAN

**16 Heol Wenallt, Cwmgwrach, Neath, West Glamorgan, SA11 5PT**

**£100,000**



## **Main Features**

- Charming Two Bedroom Cottage
- Village Location
- No Onwards Chain
- Freehold
- Two Reception Rooms
- Original Features Throughout
- Shower Room To Ground Floor
- EPC - TBC / Council Tax Band - B
- Potential For Off Road Parking To Front
- Need A Mortgage? We Can Help!

## **General Information**

This charming two-bedroom cottage is nestled a semi-rural village location. The property comprises of two reception rooms, wet room and kitchen to the ground floor and two bedrooms to the first floor. The cottage is configured as a freehold.

The exterior of the property is characterized by an enclosed garden, designed for both privacy and potential outdoor enjoyment. A pathway leads to the entrance of the cottage, enhancing accessibility. There is also off road parking to the front.

Cwmgwrach is a friendly, popular village with many local amenities such as Blaengwrach Primary School, 'The Mine' restaurant, Cwmgwrach RFC, KFC, ASDA store & petrol Station, easy transport links, a short distance to the nearest village, Glynneath, rural walks and easy access to the A465.

## **GROUND FLOOR**

### **Lounge**

uPVC window to front aspect, radiator, carpeted flooring and stairs to first floor.

### **Entrance Hallway**

Tiled flooring and consumer unit location.  
Doors to;

### **Reception One**

uPVC window to rear aspect, radiator and carpeted flooring.

### **Wet Room**

Comprising of a low level WC, wash hand basin and shower. uPVC Frosted window to side aspect and cladded walls.

### **Kitchen**

Work tops over with inset stainless steel sink with mixer tap, plumbing in place for washing machine, space for cooker, tiled flooring and uPVC door to access rear garden.

## **FIRST FLOOR**

### **Bedroom Two**

uPVC window to rear aspect, carpeted flooring and built in double wardrobe housing a combi boiler serving domestic hot water and gas central heating.

### **Bedroom One**

uPVC window to front aspect, radiator, carpeted flooring and stairs to first floor.

## **EXTERNALLY**

### **Garden**

Off road parking to the front with laid to lawn garden, and enclosed court yard to the rear.

### **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](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** B

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold



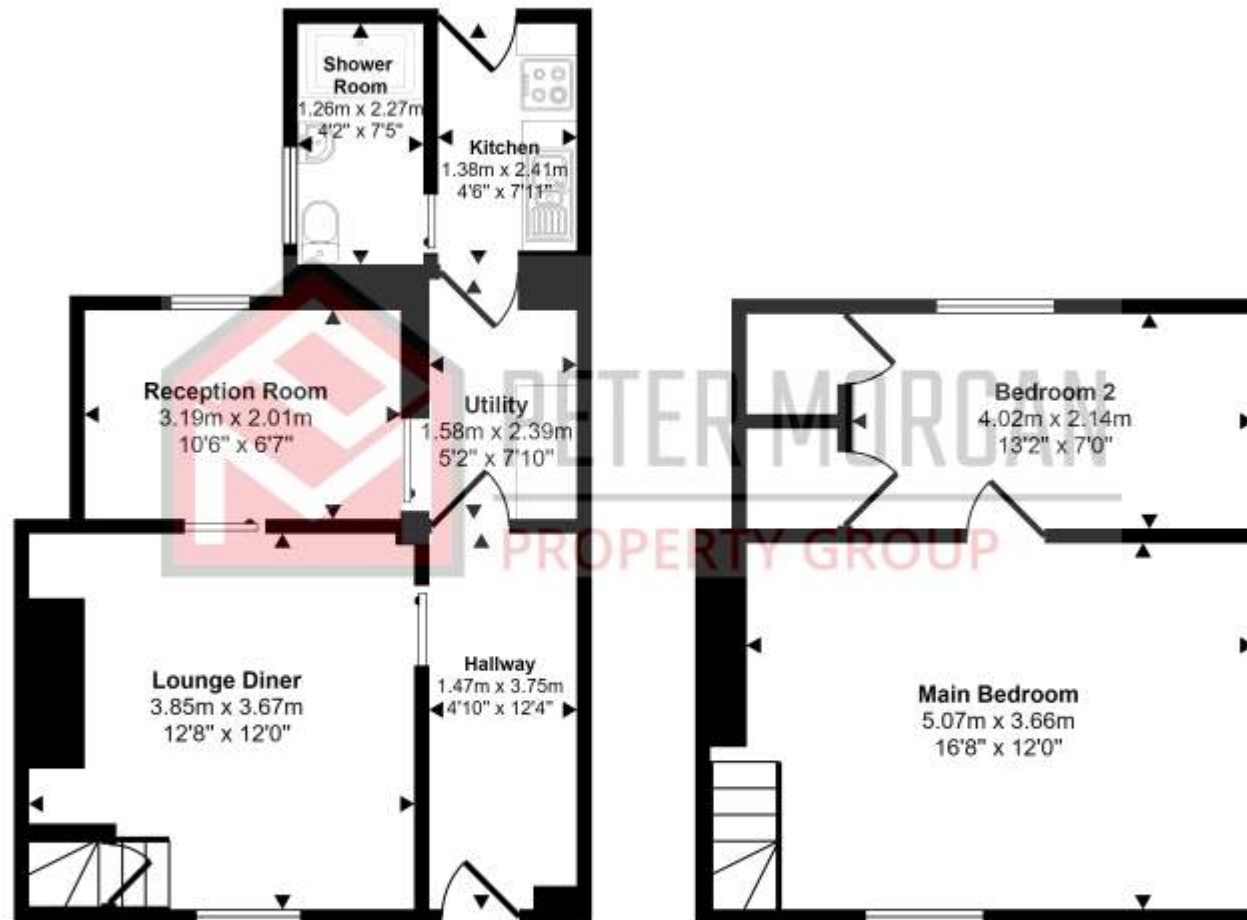








Approx Gross Internal Area  
71 sq m / 759 sq ft

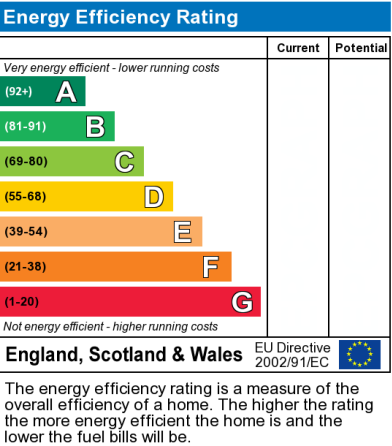


Ground Floor  
Approx 39 sq m / 420 sq ft

First Floor  
Approx 31 sq m / 339 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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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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