



ESTAS
★★★★★

**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



PETER MORGAN

7 Penrhiwtyn Drive, Neath, West Glamorgan, SA11 2JF

£290,000

Main Features

- Detached Family Home
- Versatile accommodation Over Three Floors
- Four Bedrooms & Two En-suites
- Lounge & Conservatory
- Off Road Parking & Garage
- Freehold
- EPC - TBC / Council Tax Band - E
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

General Information

This detached family home is set in a desirable residential area, offering versatile accommodation across three floors. It features four bedrooms, including two en-suites, catering to families and professionals alike. The layout includes a lounge and a conservatory, providing ample space for relaxation and entertainment. The property includes off-road parking and a garage, adding convenience for multiple vehicles.

The property boasts an enclosed rear garden, ideal for families with children or anyone who enjoys outdoor living. The garden is landscaped and provides plenty of room for gardening or recreational activities. The paved areas around the home offer an attractive view while ensuring low maintenance.

The location is conveniently close to several essential amenities. Two primary schools, Ysgol Gynradd Gymraeg Tyle'r Ynn and Ysgol Carreg Hir, are easily accessible for families with young children.

Convenient for the M4 at junction 41 Eastbound (4.5 miles) and junction 43 Westbound (6.5 miles) intercity rail link Neath Railway station. The Gower coastline is within (12 miles miles) and Swansea bay (6.5 miles).

GROUND FLOOR

Entrance Hallway

uPVC double glazed window to front aspect, radiator, laminate flooring and stairs to first floor.

Doors to;

W.C.

Low level WC and wash hand basin.

Kitchen

Appointed with a range of matching wall and abase units with work tops over and inset sink with mixer tap. uPVC double glazed windows to front and rear aspect, space and plumbing in place for American Fridge Freezer, integrated dishwasher, gas hob, electric grill and oven, laminate flooring and radiator.

Door to;

Utility Room

Wall and base units with work tops over and inset stainless steel sink with mixer tap. Plumbing in place for washing machine, space for tumble dryer, radiator and laminate flooring.

FIRST FLOOR

Landing

uPVC double glazed window to front aspect, airing cupboard, carpeted flooring, radiator and stairs to second floor.

Doors to;

Bedroom One

uPVC double glazed window to front aspect, uPVC double glazed window to rear aspect, two radiators, carpeted flooring and fitted wardrobes.

En Suite

Comprising of a low level WC wash hand basin and shower cubicle. uPVC Frosted window to rear aspect, radiator and vinyl flooring.

Bedroom Four

uPVC double glazed window to rear aspect, radiator, carpeted flooring and fitted wardrobe.

Bathroom

Comprising of a low level WC, wash hand basin and bath. uPVC Frosted double glazed window to front aspect, radiator and vinyl flooring.

SECOND FLOOR

Landing

Velux window to front aspect, radiator and carpeted flooring.

Bedroom Three

Velux window to rear aspect, uPVC double glazed window to front aspect, carpeted flooring, radiator and access to loft.

Bedroom Two

Velux window to rear aspect, uPVC double glazed window to front aspect, carpeted flooring and radiator.

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding E

Current heating type Gas

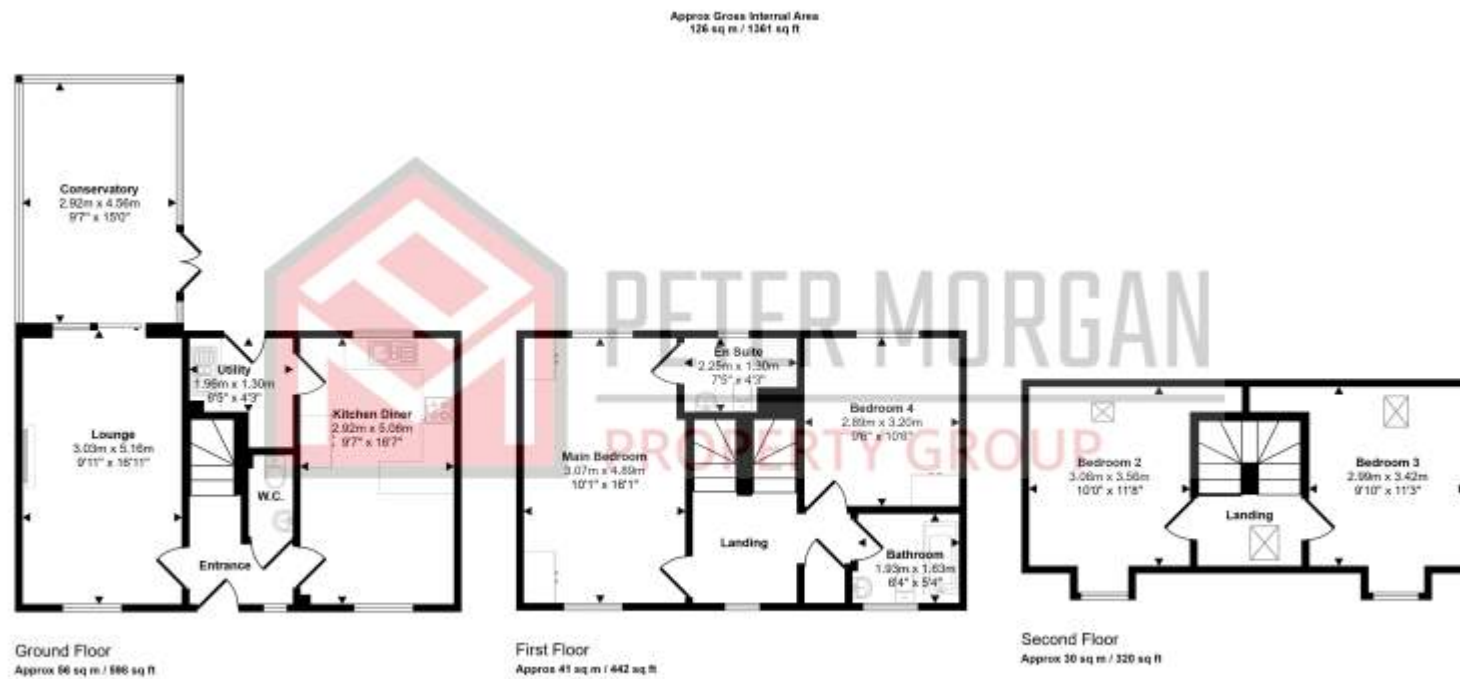
Tenure (To be confirmed) Freehold





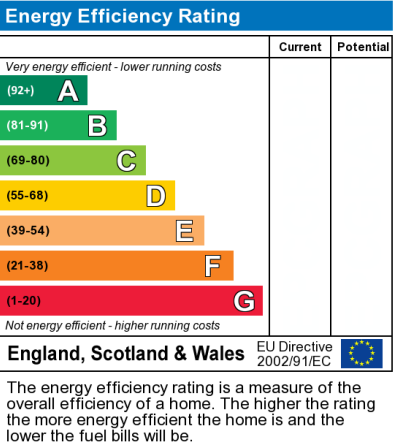






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Snaggy 3D.

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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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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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