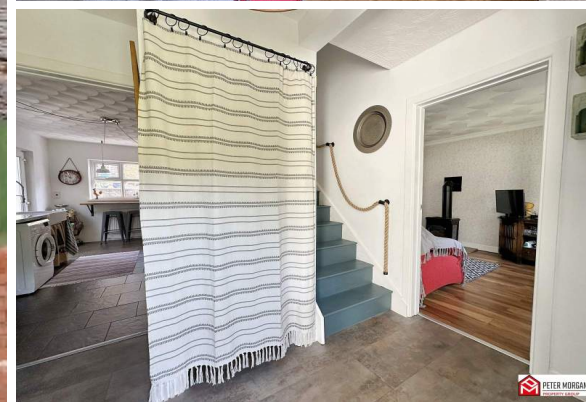


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**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



6 Cerrig Llwydion, Pontrhydyfen, Port Talbot, Neath Port Talbot, SA12 9TT

£279,950



PETER MORGAN

Main Features

- Detached Family Home
- Freehold
- Four Bedrooms
- Off Street Parking & Garage
- Enclosed Rear and Front Garden
- EPC - C / Council Tax Band - D
- Lounge & Conservatory
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

This detached family home features four good sized bedrooms and is set on an elevated position with delightful views across the valley. The property is conveniently located for easy access to nearby amenities. The exterior includes an enclosed front porch and garden, and a tiered garden at the back offering outdoor space that is ideal for family activities or gardening. The garage and private parking spaces, located at the back of the property are accessible via a private lane.

Inside, the house comprises one large reception/dining room, which can serve as an area for relaxation, entertaining and social gatherings. The home is equipped with gas central heating, ensuring comfort throughout the year and is fully double glazed.

GROUND FLOOR

Entrance Hallway

Radiator, tile effect vinyl flooring and under stairs storage cupboard.

W.C.

Comprising of a low level WC and wash hand basin. uPVC Frosted double glazed window to side aspect and tile effect vinyl flooring.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink. uPVC double glazed windows to rear and side aspect, space for free standing gas cooker, space for free standing fridge freezer, plumbing in place for washing machine and tiled flooring.

Lounge

uPVC double glazed window to front aspect, two radiators, log burner, laminate flooring and under stairs storage cupboard.

uPVC French doors to;

Conservatory

uPVC double glazed window to rear and side aspect, laminate flooring, electric heater and French doors to access rear garden.

Bedroom One

uPVC double glazed window to front aspect, laminate flooring, radiator and access to loft above.

Bedroom Three

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

Bathroom

Comprising of a low level WC, wash hand basin and bath with mixer taps. uPVC double glazed window to rear aspect, tile effect vinyl flooring and extractor fan.

Bedroom Four

uPVC double glazed window to rear aspect, radiator, laminate flooring, built in wardrobes and airing cupboard housing combi boiler serving domestic hot water and gas central heating.

Bedroom Two

uPVC double glazed window to front aspect, radiator, carpeted flooring and built in wardrobe.

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)

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 D

Current heating type Gas

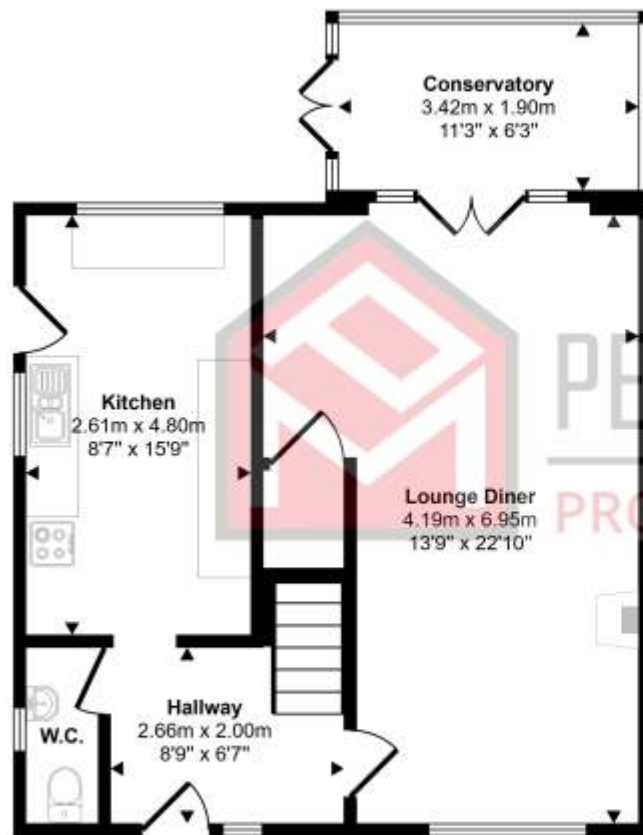
Tenure (To be confirmed) Freehold



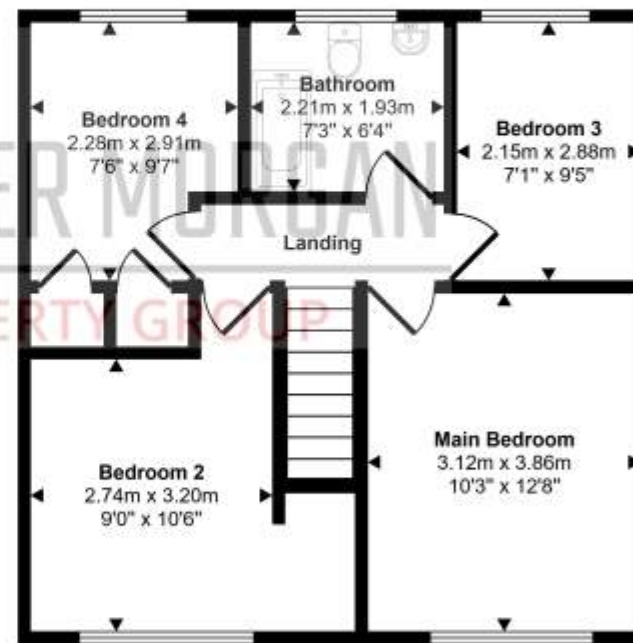




Approx Gross Internal Area
104 sq m / 1118 sq ft




Ground Floor
Approx 56 sq m / 599 sq ft



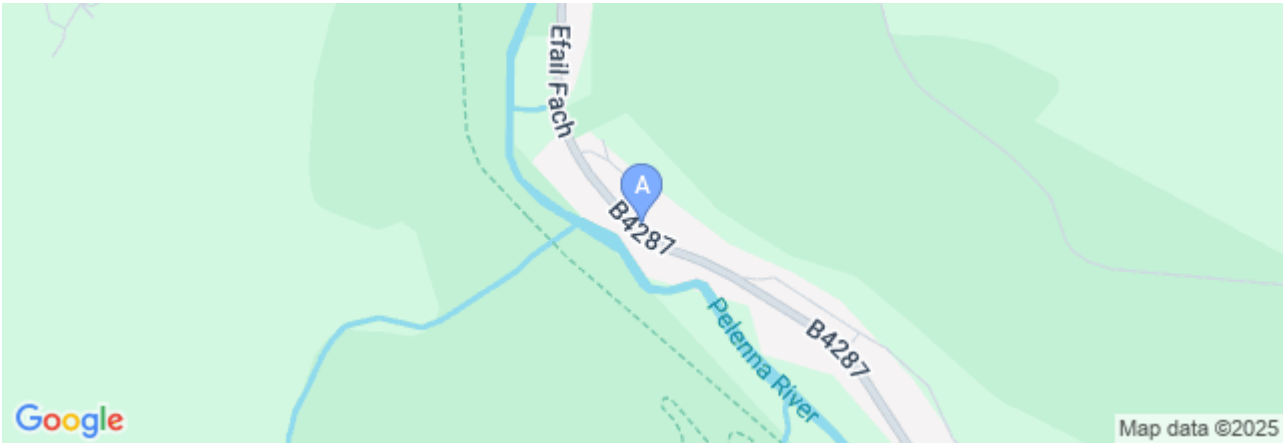
First Floor
Approx 48 sq m / 519 sq ft

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.

6 Cerrig Llwydion, Pontrhydyfen, Port Talbot, Neath Port Talbot, SA12 9TT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(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.

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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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