

**ESTAS**  
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**BEST IN POSTCODE  
WINNER 2025**

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PETER MORGAN

**1 Rowan Tree Close, Neath, Neath Port Talbot, SA10 7SJ**

**Offers In Excess Of £365,000**



## **Main Features**

- Highly Sought After Location
- Detached Family Home
- Freehold
- Presented To A High Standard Throughout
- Garage & Driveway Providing Off Road Parking
- Master Bedroom With En-Suite
- Enclosed Rear Garden
- EPC - C / Council Tax - C
- Need A Mortgage? We Can Help!

## **General Information**

Welcome to this highly sought-after detached family home, which has recently been renovated throughout, this property offers both comfort and style. The house also includes an en-suite bathroom attached to the master bedroom for added convenience. The exterior boasts an enclosed rear garden, perfect for outdoor activities and relaxation.

The property is accessible via a garage and driveway, providing off-road parking for residents. The well-maintained grounds enhance the home's curb appeal, contributing to its position in a family-oriented area. Notably, the home is categorized as freehold, ensuring complete ownership for the new owners.

Nearby amenities includes Blaenhonddan Primary School, The Bryncoch inn, walking distance to Neath College and Dwr-y-felin Comprehensive School, whilst also having easy access Neath Town Centre, A465 and the M4 corridor.

## **GROUND FLOOR**

### **Entrance Hall**

Composite door to front aspect, radiator and herringbone wood effect LVT flooring, stairs to first floor, doors to utility, doors to W/C and doors to reception.

### **Utility**

uPVC door to side aspect, radiator and consumer unit location. Tiled flooring, space for freestanding washing machine, tumble dryer or fridge.

### **W.C.**

uPVC frosted window to side aspect, W/C, WHB and tiled flooring.

### **Lounge**

uPVC Bay window to front aspect, radiator and herringbone wood effect LVT flooring

### **Dining Area**

uPVC French doors to rear aspect, radiator, herringbone wood effect LVT flooring and breakfast bar.

### **Kitchen**

Appointed with a range of matching wall and base units with Carrara quartz work tops over and inset sink with mixer tap. uPVC double glazed window to rear aspect, integrated cooker, electric five ring hob with hood over, integrated dishwasher, integrated full height fridge, vertical radiator, herringbone wood effect LVT flooring, and under stairs storage space.

uPVC door to access rear garden.

## **FIRST FLOOR**

### **Landing**

uPVC double glazed window to side aspect, carpeted flooring, airing cupboard and access to loft above.

Doors to;

### **Bedroom One**

uPVC double glazed window to front aspect, radiator and carpeted floor.  
Door to;

### En Suite

Comprising of a low level WC, wash hand basin and shower cubicle.  
uPVC window to side aspect and part tiled walls.

### Bathroom Two

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

### Bathroom Three

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

### Bedroom Four

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

### EXTERNALLY

#### Gardens

Driveway providing off road parking and matured shrubs.

Enclosed laid to lawn rear garden with decorative stone area suitable for garden furniture.

### 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

**Current council tax banding**

C

**Current heating type**

Combi

**Tenure (To be confirmed)**

Freehold







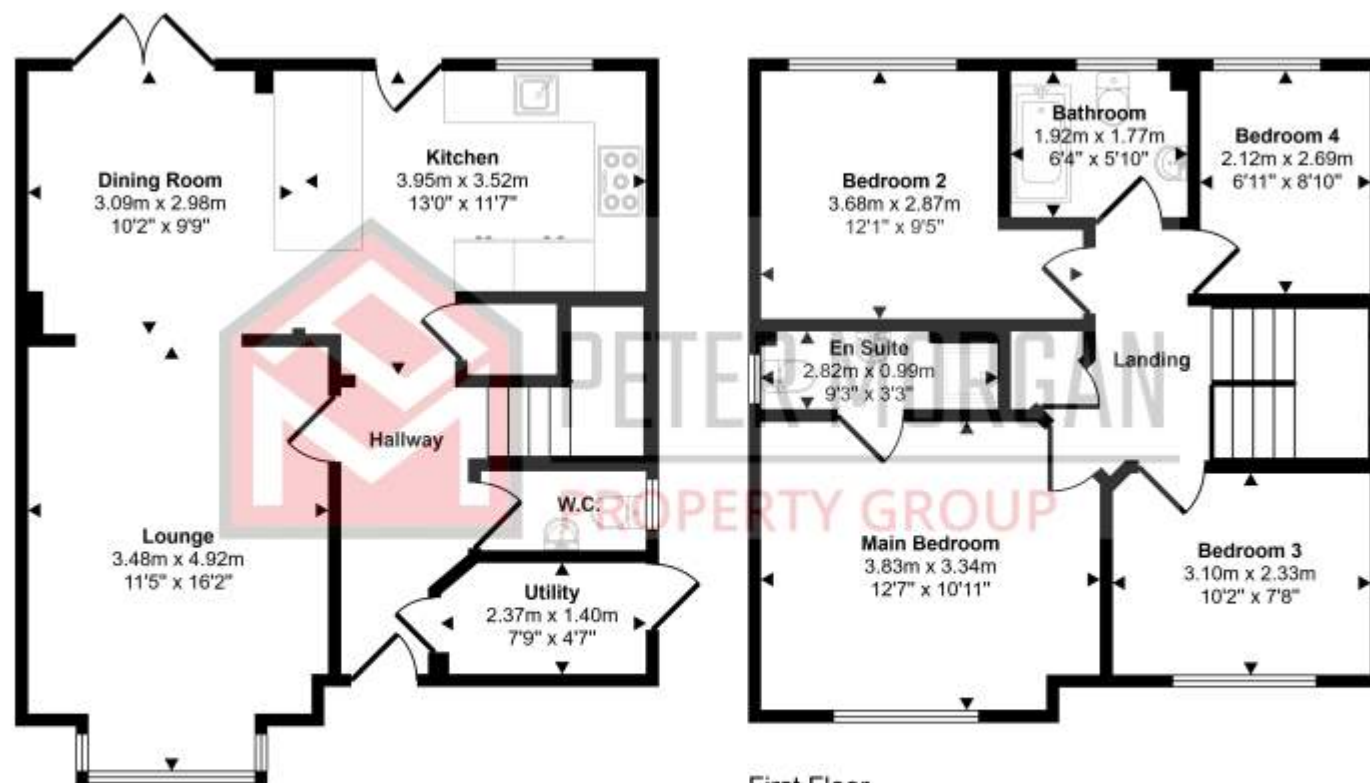









Approx Gross Internal Area  
105 sq m / 1129 sq ft



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		84
(69-80) C	72	
(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 Hub	Neath Financial Services	Bridgend Sales Hub	Talbot Green Hub	Carmarthen Hub	Cardiff Hub
npt@petermorgan.net lettings@petermorgan.net  33-35 Windor Road, West Glamorgan SA11 1NB	team@pmfinancial.net  The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	bcb@petermorgan.net  16 Dunraven Place, Mid Glamorgan CF31 1JD	talbotgreen@petermorgan.net lettingstg@petermorgan.net  Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	carmarthen@petermorgan.net lettingscm@petermorgan.net  21 Bridge Street, Carmarthen SA31 3JS	cardiff@petermorgan.net lettingscd@petermorgan.net  144 Crwys Road, Cathays Cardiff CF24 4NP

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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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