

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

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**24c Fforest Hill, Aberdulaish, Neath, Neath Port Talbot, SA10 8HD**

**£385,000**



**PETER MORGAN**

## **Main Features**

- Detached Family Home
- Four Double Bedrooms & Office Room
- Family Bathroom, En-Suite & Cloak Room
- Tiered Rear Garden With Far Reaching Views
- Freehold
- Quiet Village Location
- Off Road Parking
- EPC - TBC / Council Tax - E
- Modern Kitchen Diner
- Need A Mortgage? We Can Help!

## **General Information**

Welcome to this detached family home located in a tranquil village setting, offering a blend of comfort and ample living space. This property features four double bedrooms, along with an additional office room for versatile use. The home's design provides excellent family amenities, including a family bathroom, an en-suite bathroom, and a cloakroom for convenience.

The modern kitchen diner is equipped with contemporary fixtures, providing a welcoming environment for cooking and dining. Adjacent to the kitchen, you'll find the tiered rear garden that boasts beautiful far-reaching views, enhancing outdoor experiences. The garden also features well-maintained landscaping, including zones for relaxation and entertainment, making it a fantastic space for family and friends.

In addition to its practical features, the property offers off-road parking, ensuring ease of access and security for vehicles.

Aberdulais is a friendly village located just off the A465, ideally located close to Llangatwg Community School, Cilfrew Primary School, a short drive to Catwg Primary School, Aberdulais Falls, Graig Gwladys Country Park, Neath Canal, also within easy access to the M4 corridor.

## **GROUND FLOOR**

### **Entrance Hallway**

Wood effect flooring, radiator and stairs to first floor.  
Door to;

### **Living Room**

uPVC double glazed window to front aspect, wood effect laminate flooring, radiator and feature fireplace with electric fire.

### **W.C.**

Comprising of a low level WC and vanity wash hand basin.

### **Kitchen**

Modern kitchen appointed with a range of grey matching wall and base units with work tops over and inset sink with tap. uPVC double glazed window to rear aspect, space and plumbing in place for American fridge freezer, integrated dishwasher, two integrated ovens with has an air fryer mode and self cleaning, 6 ring gas hob with extractor fan over, two vertical radiators, kitchen island, tiled flooring and uPVC French doors to access rear garden.

Door to;

### **Utility Room**

Free standing units, plumbing in place for washing machine, space for freezer and uPVC door to access rear garden.

### **Lounge**

uPVC double glazed window to front aspect, wood effect flooring, radiator and feature fireplace with electric fire.

## **FIRST FLOOR**

### **Landing**

Carpeted flooring, radiator and access to loft above.  
Doors to;



## Master Bedroom

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

## En Suite

Comprising of a low level WC, vanity wash hand basin and corner shower cubicle. uPVC double glazed window to side aspect, tiled effect flooring and heated chrome towel rail.

## Bedroom Two

uPVC double glazed window to rear aspect, wood-effect flooring and radiator.

## Bathroom

Comprising of a low level WC, wash hand basin, corner shower cubicle and free standing bath. uPVC double glazed window, tiled effect flooring and radiator.

## Bedroom Three

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

## Study

Carpeted flooring.

## Bedroom Four

uPVC double glazed window to front aspect, wood-effect laminate flooring and radiator.

## EXTERNALLY

## Gardens

Front garden laid to lawn with matured shrubs, driveway providing off road parking and access to rear garden.

Rear tiered garden, boasting far reaching views, patio area with hot tub and seating area, laid to lawn area and further laid to lawn area with decorative stone, space for second hot tub & seating area, garage and purpose built summer house with electric.

## 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

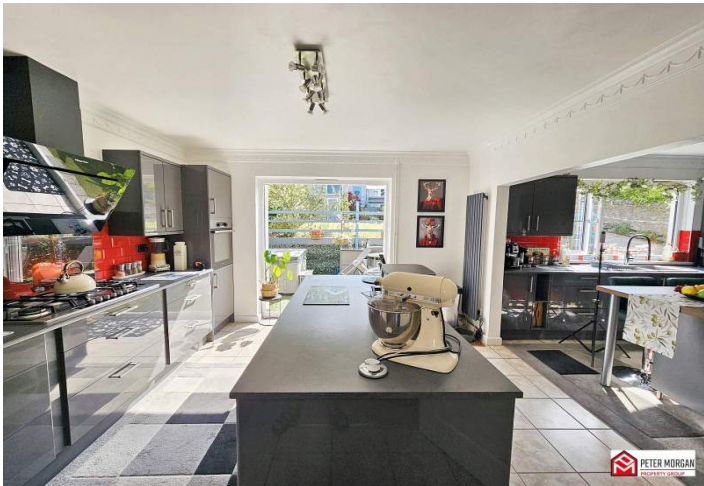
Mains Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

**Current council tax banding** E

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold

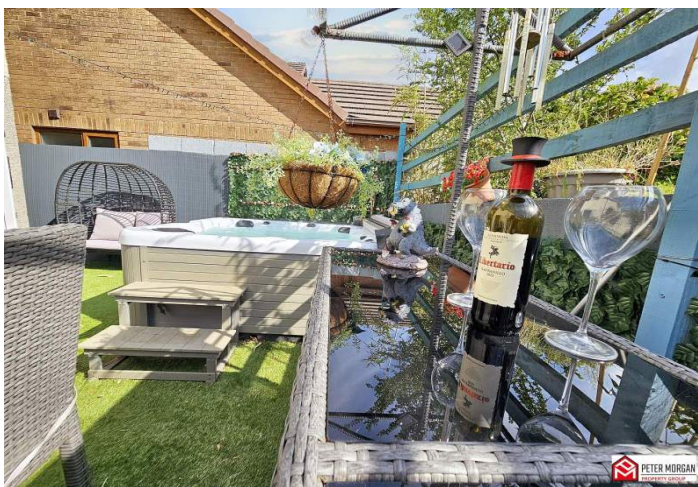












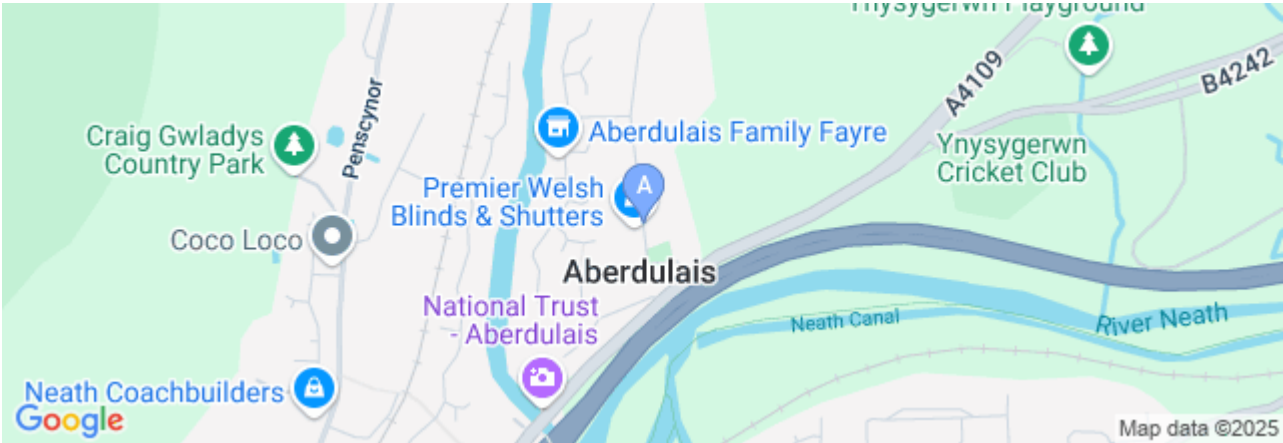


24c Fforest Hill, Aberdulais, Neath, Neath Port Talbot, SA10 8HD

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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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# PETER MORGAN

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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE

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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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