

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



11 London Road, Neath, Neath Port Talbot. SA11 1HB



Offers Over £250,000

Main Features

- Three Storey Property
- Neath Town Centre
- Great Investment Opportunity
- Council Tax - A/B
- EPC E/F
- Need a Mortgage? We can Help!

General Information

A fantastic investment opportunity, located in the town centre of Neath. We have to offer a three storey property comprising of three self contained units. There is a two bedroom flat to the ground and first floor, with a studio flat located on the top floor. All flats have separate access. This property offers a great rental opportunity with an achievable monthly income of around £1600 for all three units.

Located conveniently for access to Neath town centre and travel services. There is a little updating required which has been reflected in the price.

Hallway

Tiled flooring and fuse boxes.

Door to access all flats.

GROUND FLOOR

Flat One

Bedroom One

uPVC double glazed Bay window, radiator and carpeted flooring.

Lounge

uPVC double glazed window, radiator and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

Kitchen

Appointed with a range of 'Beech' effect wall and base units with work tops over and a stainless steel sink with mixer tap. Electric oven with hob, radiator, plumbing in place for a washing machine, laminate flooring and uPVC door to access the rear of the property which will be the main entrance to the flat.

Bathroom

Comprising of a white suite including a low level WC, wash hand basin and panelled bath with mixer tap. uPVC double glazed window, radiator and respotex walls.

Bedroom Two

uPVC double glazed window, radiator and carpeted flooring.

Inner Hallway

Carpeted flooring, stairs to flat two.

FIRST FLOOR

Flat Two

Lounge

Two uPVC double glazed windows, radiator and carpeted flooring.

Bedroom One

uPVC double glazed window, radiator and a combi boiler serving domestic hot water and gas central heating.

Kitchen

Appointed with a range of 'Beech' effect wall and base units with work tops over and a stainless steel sink with mixer tap. Electric oven with hob, radiator, and uPVC door to access the rear of the property which is the main entrance to the flat.

Bathroom

Bedroom Two

THIRD FLOOR

Studio Flat

Third floor studio flat, open plan living and sleeping space, Appointed with a range of 'Beech' effect wall and base units with work tops over and a stainless steel sink with mixer tap. Electric oven with hob, radiator, plumbing in place for a washing machine, laminate flooring and uPVC door to access the rear of the property which will be the main entrance to the flat.

Shower Room

Comprising of a low level WC, pedestal wash hand basin and an electric shower cubicle.

Please Note:

There are EPC's on the property.

The ground floor and studio flat is an E rating and the first floor flat has a F rating.

The property has a tenant in situ but is to be sold as vacant possession.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at pmfinancial@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

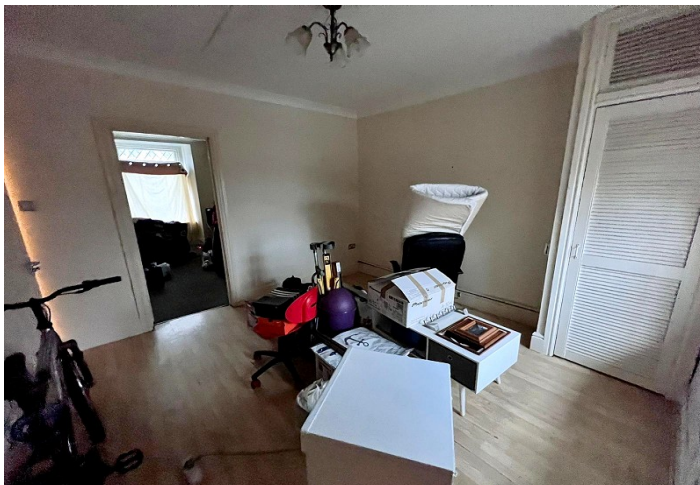
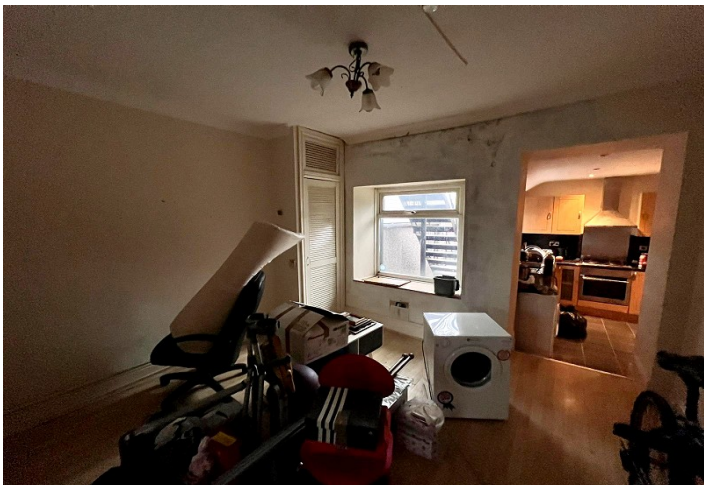
Utilities

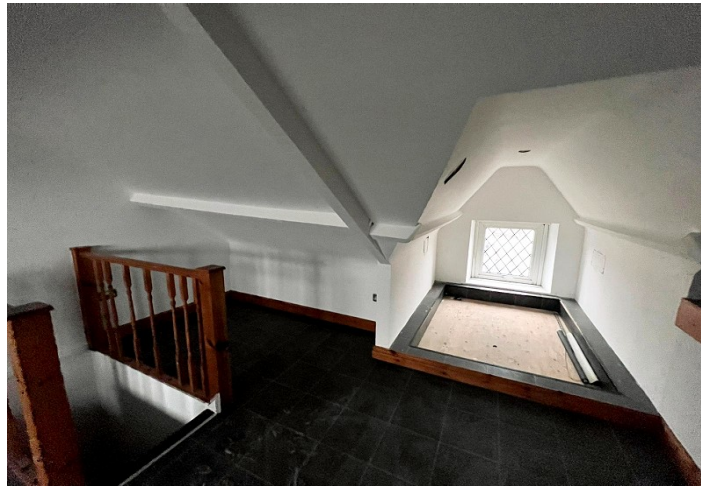
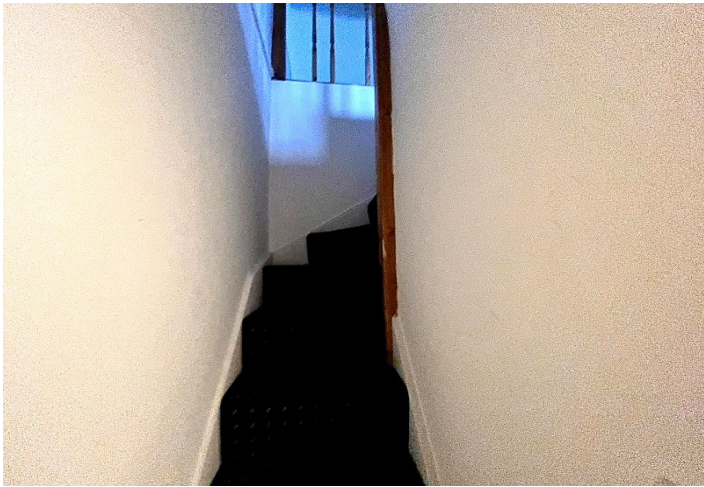
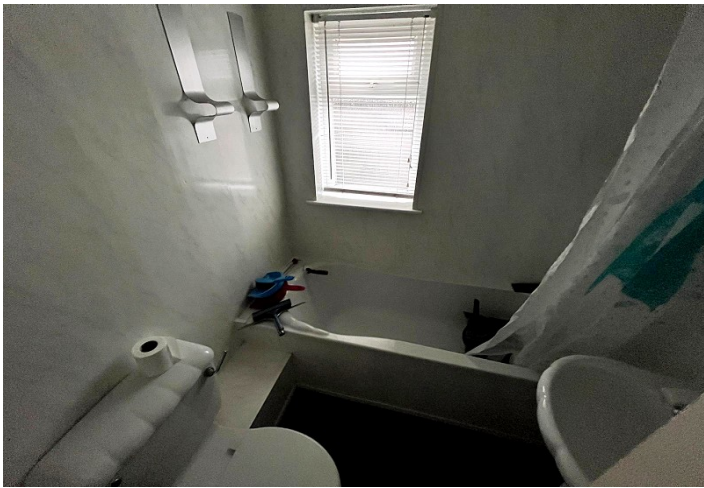
Mains electricity, mains water, mains gas, mains drainage (Services not tested)


Current council tax banding B

Current heating type Gas

Tenure (To be confirmed) Sol. To Verify





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



PETER MORGAN

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