

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



PETER MORGAN  
PROPERTY GROUP

31 Ena Avenue, Neath, Neath Port Talbot. SA11 3AD



**Offers Over £160,000**

## Main Features

- No Onwards Chain
- Mid Terraced Property
- Freehold
- EPC - TBC
- Three Bedrooms & Original Loft
- Convenient Location
- Gas Central Heating
- Three Reception Rooms
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

## General Information

An opportunity to purchase this traditional town house, situated in a convenient location close to many local amenities such as Gnoll Primary School, Alderman Davies Primary School, Gnoll Country Park, Neath Cricket Club, Neath Leisure Centre, Neath Railway and Bus Station.

Internally the property offers three reception rooms and kitchen to the ground floor, three bedrooms and two bathrooms to the first floor and an attic room, also having a rear garden with a detached garage.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Entrance Porch

Tiled flooring and door to;

### Hallway

Carpeted flooring, two radiators and carpeted stairs to the first floor.

### Lounge

uPVC double glazed Bay window to the front aspect, carpeted flooring, radiator and a feature fireplace with gas fire.

### Living Room

uPVC double glazed window, carpeted flooring and radiator.

### Dining Room

uPVC double glazed window to the side aspect, laminate flooring and a feature fireplace with gas fire.

### Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed windows to the side aspect, electric cooker with gas hob, plumbing in place for a washing machine, radiator and a uPVC door to access the rear garden.

## FIRST FLOOR

### Landing

Double landing with carpeted flooring and access to the attic conversion. Doors to;

### Bedroom One

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

### Bedroom Two

uPVC double glazed window to the rear aspect, laminate flooring, radiator and fitted wardrobes.

### Bedroom Three

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

### Bathroom

Comprising of a low level WC, vanity wash hand basin and a shower cubicle. uPVC frosted double glazed window, laminate flooring, tiled walls and heated towel rail.

## Bathroom Two

Comprising of a low level WC, pedestal wash hand basin and panelled bath with shower over. uPVC double glazed window, laminate flooring, tiled walls and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

## Attic room

Two Velux windows, carpeted flooring, radiator and Eaves storage.

## EXTERNALLY

### Garden

A rear garden with access to the rear lane and garage.

### Garage

Up and over door.

## 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 option 3 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.

## Council Tax

Band - D

## Viewings

Strictly By Appointment Only

## Utilities

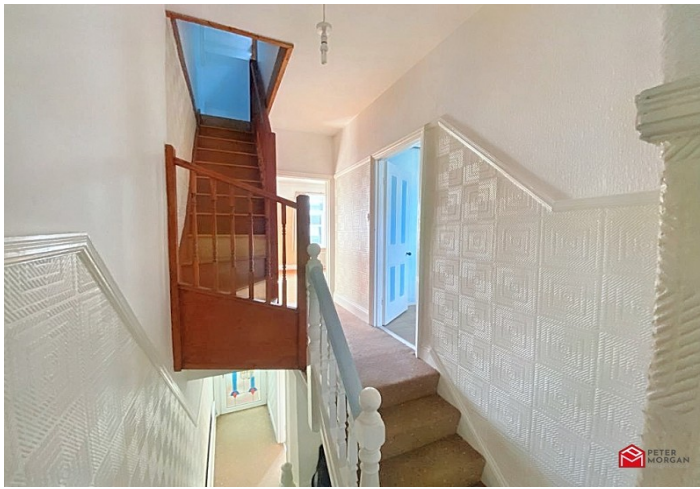
Mains water, mains electricity, mains gas, mains drainage (Services not tested)

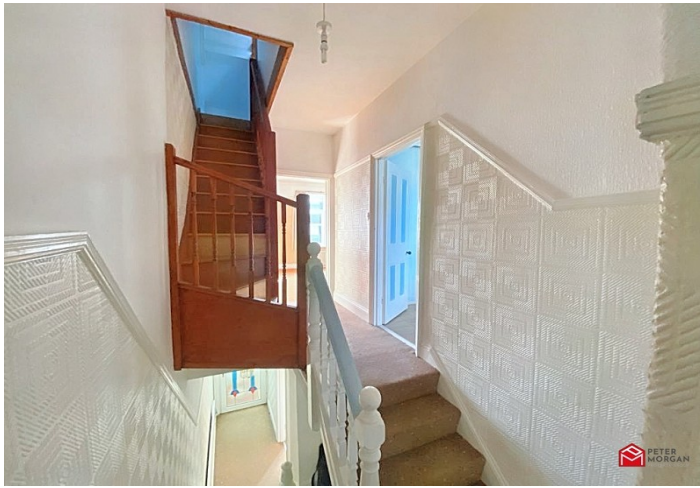
**Current council tax banding** D

**Current heating type** Gas

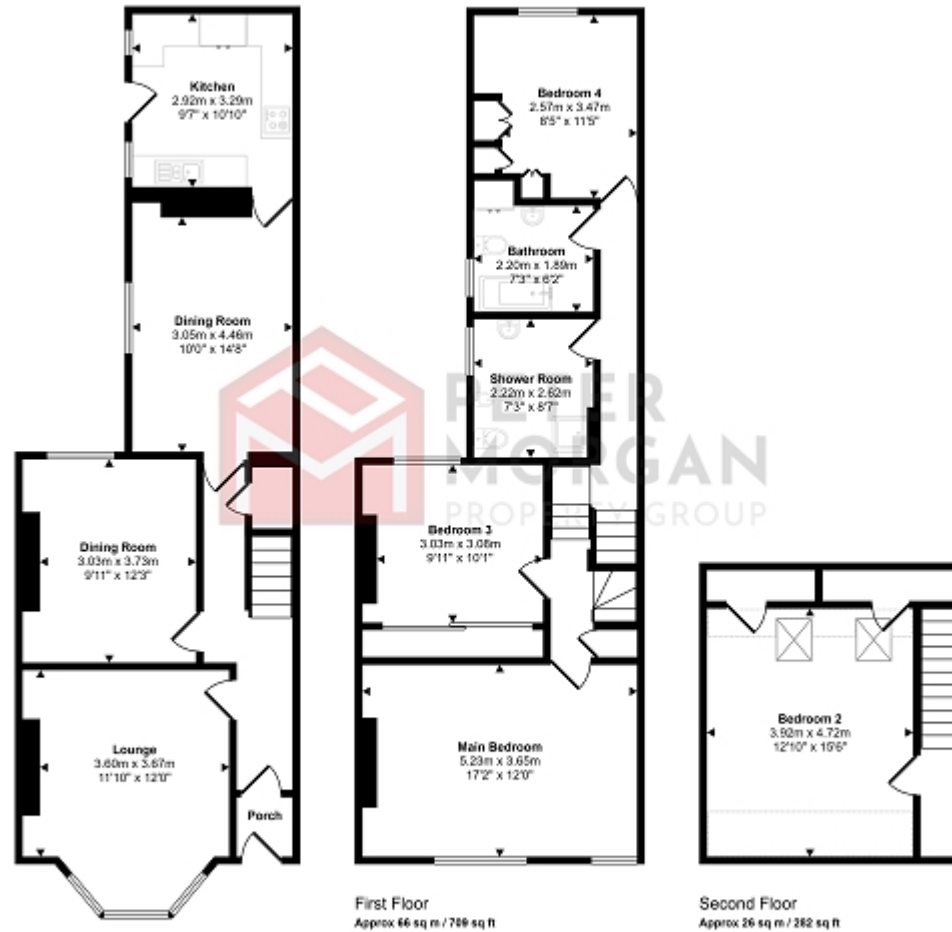
**Tenure (To be confirmed)** Freehold








Approx Gross Internal Area  
157 sq m / 1699 sq ft



Ground Floor  
Approx 65 sq m / 699 sq ft

Denotes head height below 1.5m

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 Snazzy 360.

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>		
<b>England, Scotland &amp; Wales</b>	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

## POSITIVELY MOVING

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