

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

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Lettings & Financial

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The Telegraph



55 Regent Street East, Briton Ferry, Neath Port Talbot. SA11 2SA



£80,000

Main Features

- End Terraced Property
- No Onwards Chain
- Requires Updating
- Freehold
- EPC - G
- No Central Heating
- Enclosed Rear Garden
- Two Bedroomed Property
- Two Reception Rooms

General Information

This two bedroomed property is located in a convenient location, in the heart of Briton Ferry, close to many local amenities such as local primary schools, the local fuel station, shops and other amenities whilst having easy transport links to Neath Town Centre, Port Talbot Town Centre and access to the M4 corridor making this property ideal for commuting.

The property offers two reception rooms, kitchen and bathroom to the ground floor and two bedrooms to the first floor, also having an enclosed rear garden.

Please check with your mortgage lender if they can proceed with no central heating before applying

GROUND FLOOR

Entrance Hallway

Enter through a uPVC door and carpeted flooring.

Lounge

uPVC window to the front aspect, carpeted flooring.

Dining Room

Wooden window to the rear aspect, carpeted flooring and feature fireplace with gas fire.

Kitchen

Appointed with wall and base units with work tops over and a stainless steel sink with mixer tap. Wooden window to the side aspect and plumbing in place for a washing machine.

Bathroom

Comprising of a low level WC, pedestal wash hand basin and mixer tap. Wooden window to the rear aspect.

FIRST FLOOR

Landing

Carpeted flooring and access to the loft above.

Bedroom One

uPVC window to the front aspect and carpeted flooring.

Bedroom Two

Wooden window to the rear aspect and carpeted flooring.

EXTERNALLY

Garden

An enclosed rear garden.

Council Tax Band

Council Tax Band - B
Annually - £1643

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

Current council tax banding B

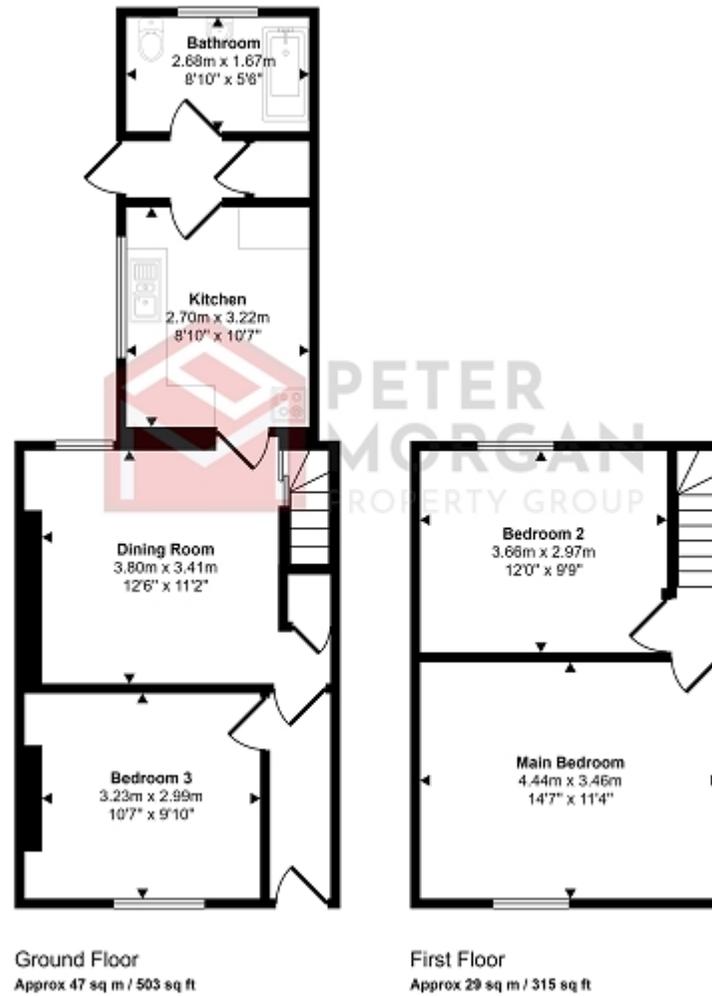
Current heating type None

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
76 sq m / 818 sq ft

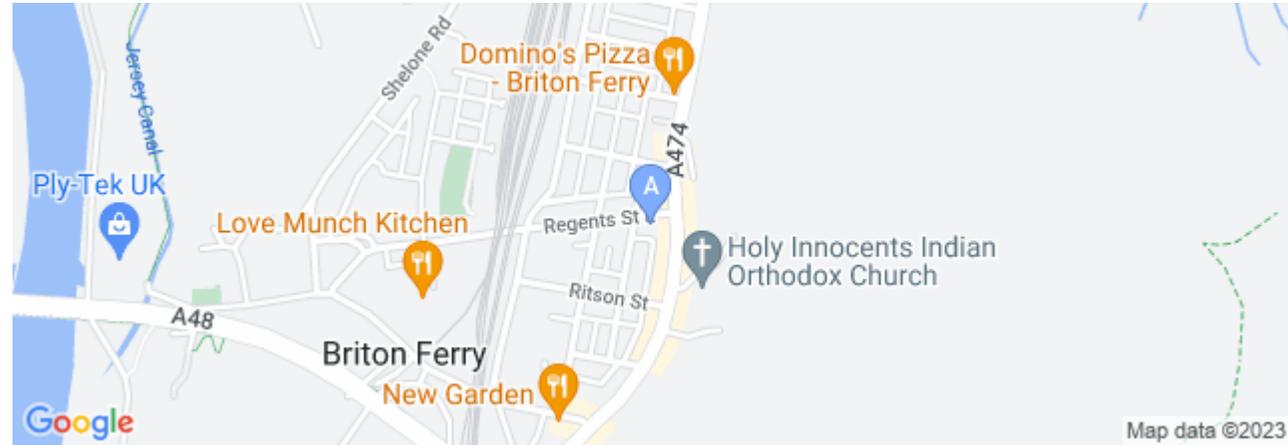


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	7
<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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