

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



29 St. Marys Close, Briton Ferry, Neath, Neath Port Talbot. SA11 2JU



£200,000 Guide Price

Main Features

- NO ONWARDS CHAIN
- Detached Four Bedroomed Property
- Modern Method Of Auction
- Freehold
- EPC - D
- Three Reception Rooms
- Remaining Works Required
- Offering A Lot Of Potential
- Buyers Fees Apply
- Need A Mortgage? We Can Help!

General Information

Located in the heart of Briton Ferry, this detached property benefitting from ample off road parking and a private rear garden. Internally the property offers three reception rooms, kitchen and utility area to the ground floor, four bedrooms and family bathroom to the first floor. Please note the property has had renovations started, however will not be finished, and sold as seen.

Having easy access to the M4 corridor and A465, also close to many local amenities such as Briton Ferry Railway Station, St Mary's Church, McDonald's Restaurant, Tesco Express, Ysgol Carreg Hir, Ysgol Gynradd Gymraeg Tyle'r Ynn and a short drive to Neath Town Centre, Port Talbot Town Centre and Aberavon Beach.

Please note this property is being sold through modern method of auction!

GROUND FLOOR

Entrance Porch

Enter through a uPVC door, tiled flooring and radiator.

Doors to;

W.C.

Comprising of a low level WC and wall hung basin. uPVC frosted double glazed window to the front aspect, part tiled walls and tiled flooring.

Reception Room

uPVC double glazed patio doors to the front aspect, tiled flooring and radiator.

(Converted Garage)

Lounge

uPVC double glazed window to the front aspect, wooden flooring, radiator and stairs to the fire floor.

Through to;

Dining Room

uPVC French doors to access the rear garden and wooden flooring.

Door to;

Kitchen

Appointed with a range of matching wall and base units with wood effect work tops over and an inset composite sink with mixer tap. uPVC double glazed window to the rear aspect, electric oven and gas hob with fan over, part tiles walls, wooden flooring, inset ceiling spotlights and radiator.

Through to;

Utility Area

Base units with work tops over, plumbing in place for a washing machine, wooden flooring, uPVC double glazed window to the rear aspect, uPVC door to access the rear garden and a wall mounted boiler serving domestic hot water and gas central heating.

FIRST FLOOR

Landing

Wooden flooring and access to the loft above.

Doors to;

Bedroom One

uPVC double glazed window to the front aspect and radiator.

Bedroom Two

uPVC double glazed window to the front aspect and radiator.

Bedroom Three

uPVC double glazed window to the rear aspect and radiator.

Bedroom Four

uPVC double glazed window to the rear aspect and radiator.

Bathroom

Comprising of a low level WC, vanity wash hand basin with mixer tap and a panelled bath with shower over. uPVC double glazed to the rear aspect and part tiled walls.

EXTERNALLY

Gardens

A front garden offering ample off road parking with steps to the property and side access to the rear garden.

An enclosed rear garden.

Council Tax

Council Tax Band - D

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 (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.

Auctioneer Comments

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This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties? personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £450. These services are optional.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Viewings

Strictly By Appointment Only

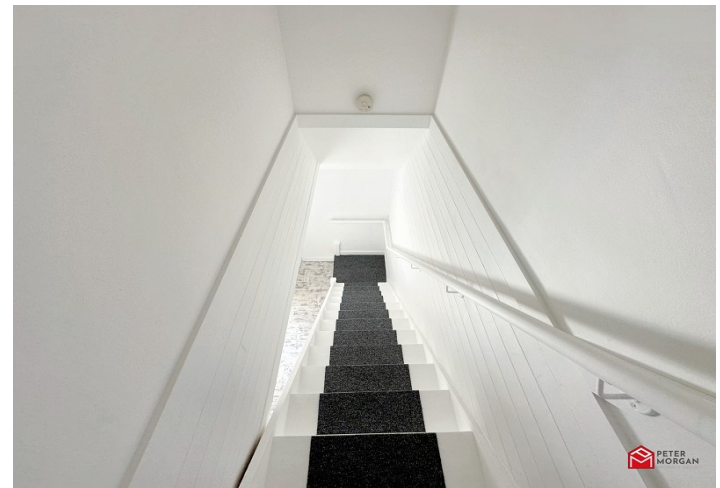
Utilities

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

Current council tax banding D

Current heating type Gas

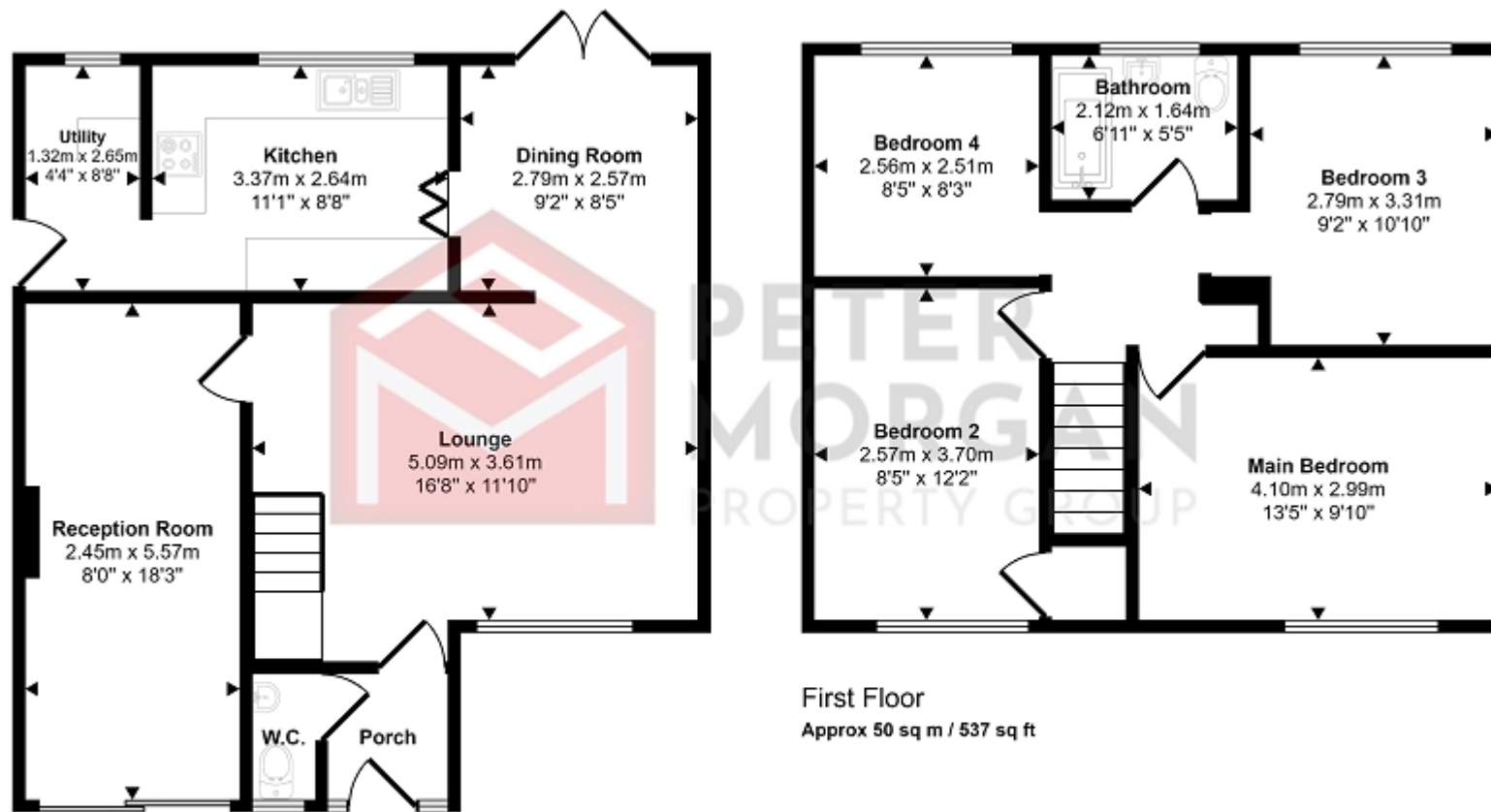
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
109 sq m / 1172 sq ft



Ground Floor
Approx 59 sq m / 634 sq ft

First Floor
Approx 50 sq m / 537 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	82
(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.



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