

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



PETER MORGAN

21 Llantwit Road, Neath, Neath Port Talbot. SA11 3LD



**£90,000**

## Main Features

- No Onwards Chain
- Two Bedroomed Property
- Freehold
- Close To Neath Town Centre
- EPC - E
- Enclosed Rear Garden
- Bathroom To The Ground Floor
- Council Tax Band - B
- Need A Mortgage? We Can Help!

## General Information

Offering a lot of potential, this mid terraced property located within walking distance to Neath Town Centre, Neath RFC, Neath Leisure Centre, Ysgol, Alderman Davies Primary School, Gnoll Primary School and many other local amenities, whilst also having excellent transport links and access to the A465 and M4 corridor.

Internally the property offers a lounge, dining room, kitchen and bathroom to the ground floor and two bedrooms to the first floor, also having an enclosed tiered rear garden.

## GROUND FLOOR

### Entrance Hallway

Carpeted flooring, radiator and stairs to the first floor,  
Door to;

### Lounge

uPVC windows to the front aspect, carpeted flooring and a feature fireplace with gas fire.  
Through to;

## Dining Room

Double glazed window to the rear aspect, carpeted flooring, radiator and storage cupboards with hot water tank (gas Emerson system)  
Door to;

## 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 window to the side aspect, space for an electric cooker, space for a fridge freezer, plumbing in place for a washing machine, tiled flooring and a uPVC door to access the rear garden.  
Door to;

## Bathroom

Comprising of a low level WC, wash hand basin and panelled bath with shower over. uPVC frosted double glazed window to the rear aspect, vinyl flooring and radiator.

## FIRST FLOOR

### Landing

Carpeted flooring and access to the loft above.  
Doors to;

### Bedroom One

uPVC window to the front aspect and carpeted flooring.

### Bedroom Two

uPVC window to the rear aspect, carpeted flooring and built in storage cupboards.

## EXTERNALLY

### Gardens

An enclosed rear garden with tiered patio area and garden shed.

## 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)

## Council Tax

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 gas, mains drainage (Services not tested)


**Current council tax banding** B

**Current heating type** Gas

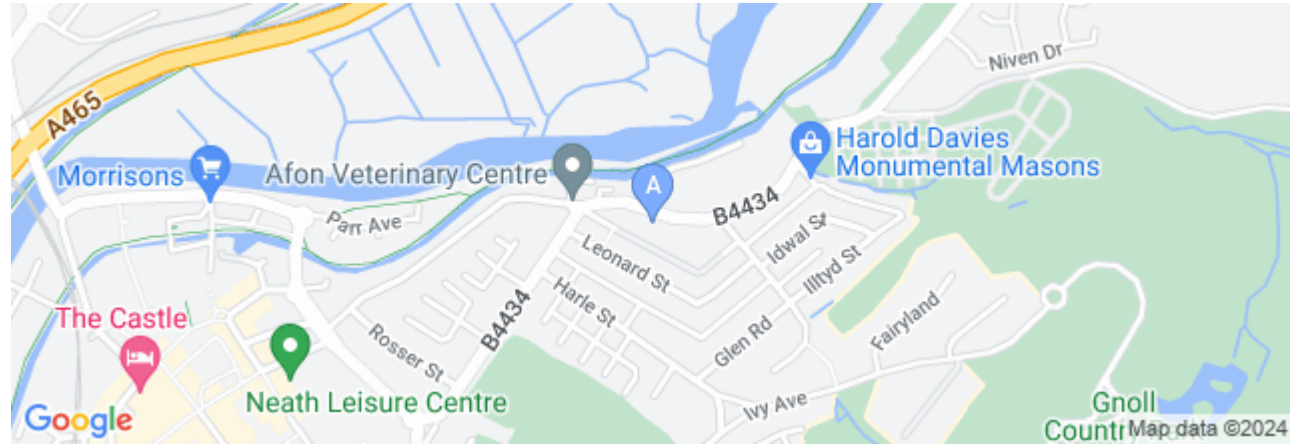
**Tenure (To be confirmed)** Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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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