

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



6 Morgans Road, Neath, Neath Port Talbot. SA11 2DG



Offers Over £115,000

Main Features

- NO CHAIN!
- Mid Terraced Property
- Two Bedrooms
- Freehold
- EPC - TBC
- Convenient Location
- Enclosed Rear Garden
- Gas Central Heating
- Easy Transport Links
- Need A Mortgage? We Can Help!

General Information

Located not far from Neath Town Centre, this well presented terraced property, offers a dining room, lounge and kitchen to the ground floor and two bedrooms shower room and separate WC to the first floor, also having an enclosed tiered rear garden boasting mountain views. Situated in the quiet area of the Melyn, close to many local amenities such as Melyn Infant School, Lidl Store and Castle Bingo, also within a short distance to the near by village, Briton Ferry and Neath Town Centre.

Please check our new and improved website for more information!

GROUND FLOOR

Entrance Hallway

Enter through a uPVC door, wooden flooring and carpeted stairs to the first floor. Door to;

Dining Room

uPVC double glazed window to the front aspect, wooden flooring, radiator and cupboard housing electric and gas meter.

Through to;

Lounge

uPVC double glazed window to the rear aspect, wooden flooring, feature fireplace with electric fire, feature media wall and under stairs storage cupboard.

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 double glazed window to the side aspect, plumbing in place for a washing machine, integrated oven with gas hob and fan over, space for a fridge freezer, vinyl flooring and a uPVC door to access the rear garden.

FIRST FLOOR

Landing

Carpeted flooring, radiator and access to the loft above.

Bedroom One

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

Bedroom Two

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

W.C.

Comprising of a low level WC and laminate flooring.

Shower Room

Comprising of a pedestal wash hand basin and a walk in shower. uPVC Frosted double glazed window to the rear aspect, non slip flooring, radiator and storage cupboard.

EXTERNALLY

Gardens

Steps to access the front of the property and side access to the rear garden.

An enclosed garden with steps to further patio area and outhouse storage.

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)

Council Tax

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

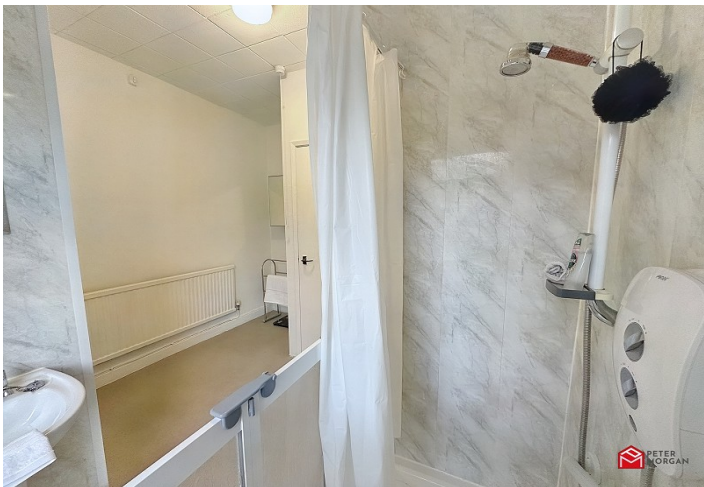
Utilities

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

Current council tax banding B

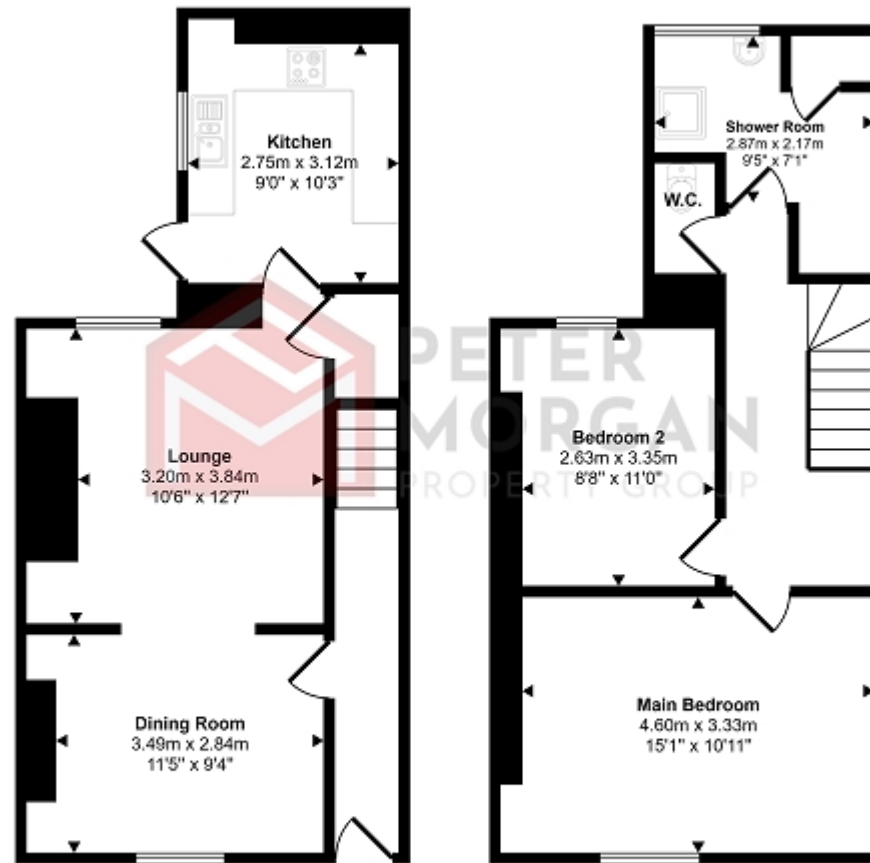
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
89 sq m / 953 sq ft



Ground Floor

Approx 44 sq m / 475 sq ft

First Floor

Approx 44 sq m / 478 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	
(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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