

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



30b Farm Road , Neath, Neath Port Talbot. SA11 2TA

£115,000



PETER MORGAN

Main Features

- WITH NO ONWARDS CHAIN
- Freehold
- Convenient Location
- Two Bedrooms
- EPC - D
- Off Road Parking & Garage
- Three Storeys
- Gas Central Heating
- WC To Ground Floor
- Need A Mortgage? We Can Help!

General Information

With no onwards chain, this three storey property located to 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, whilst also having excellent transport links and easy access to the M4 corridor.

The property comprises of a WC, to to the ground floor, kitchen and living accommodation to the first floor and two bedrooms and bathroom to the second floor, also having an enclosed rear garden and a garage and driveway to the front.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Enter through a uPVC door.

Doors to;

W.C.

Comprising of a low level WC and pedestal wash hand basin.

FIRST FLOOR

Landing

Doors to;

Lounge

(12' 1" x 10' 11") or (3.69m x 3.33m)

uPVC double glazed window, two radiators and carpeted flooring.

Kitchen

(11' 1" x 8' 2") or (3.39m x 2.48m)

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 rear aspect, space for a cooker, gas hob with fan over, space for a fridge freezer, plumbing in place for a washing machine, part tiled walls, radiator, storage cupboard and a wall mounted combi boiler serving domestic hot water and gas central heating.

SECOND FLOOR

Landing

Carpeted flooring and access to the loft above.

Bedroom One

(12' 0" x 10' 4") or (3.67m x 3.15m)

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.

Bathroom

Comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over. uPVC frosted double glazed window, tiled walls and tiled flooring.

EXTERNALLY

Gardens

An enclosed rear garden.

Mortgage Advice

PM Financial 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.

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding B

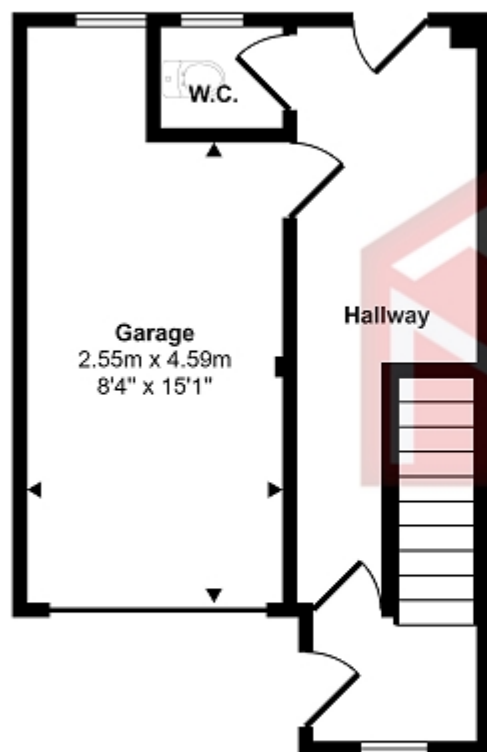
Current heating type Gas

Tenure (To be confirmed) Freehold

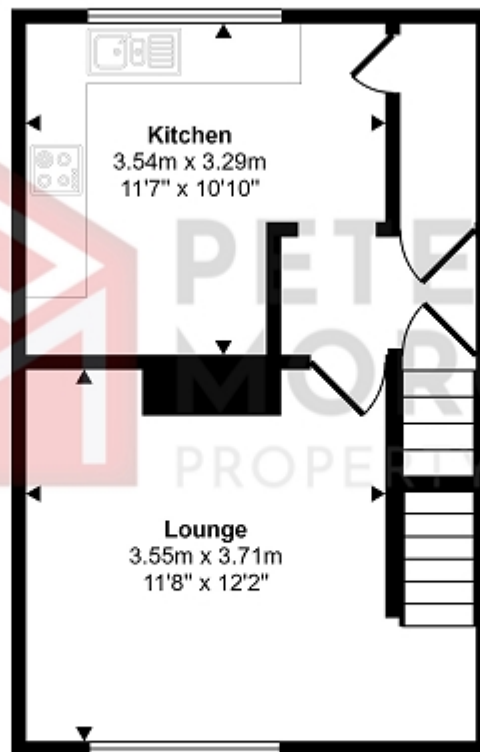




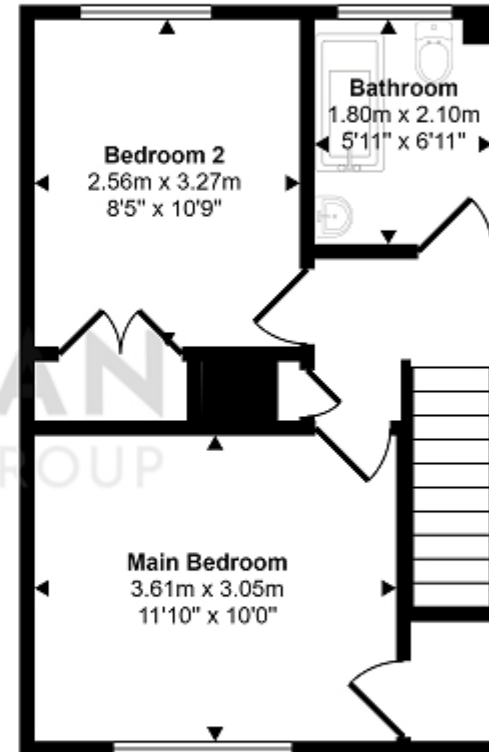
Approx Gross Internal Area
92 sq m / 994 sq ft



Ground Floor
Approx 28 sq m / 303 sq ft



First Floor
Approx 32 sq m / 342 sq ft



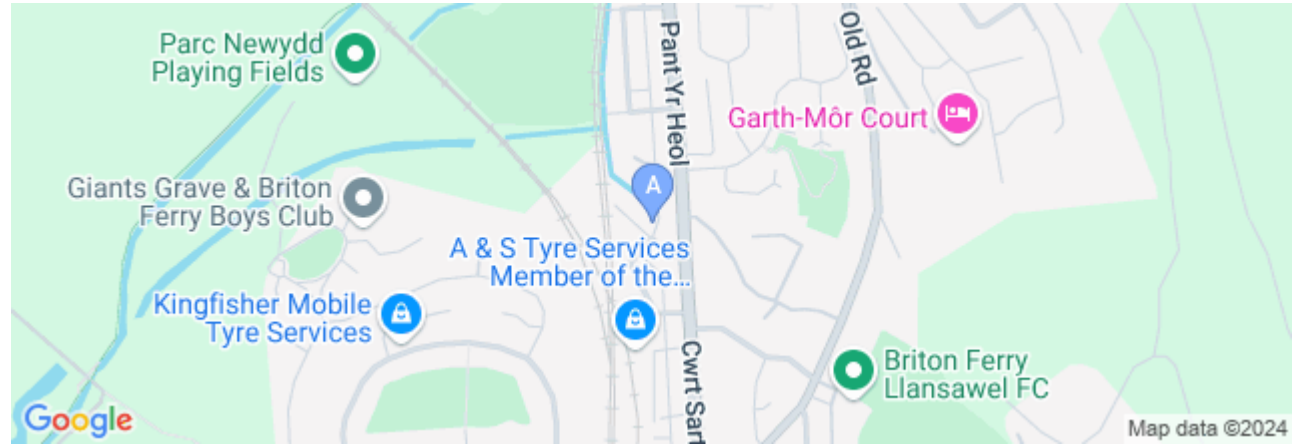
Second Floor
Approx 32 sq m / 349 sq ft

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		71
(55-68) D	64	
(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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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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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