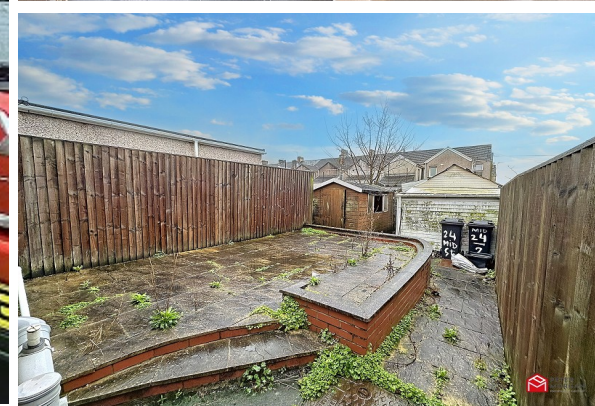


THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



24 Middleton Street, Neath, Neath Port Talbot. SA11 2NU



PETER MORGAN

**£110,000**

## Main Features

- NO ONWARDS CHAIN!
- Mid-Terraced
- Freehold
- EPC - D
- Three Bedrooms
- Detached Garage To The Rear
- Excellent Transport Links
- Gas Central Heating
- WC To The Ground Floor
- Need A Mortgage? We Can Help!

## General Information

With no onwards chain, this mid terraced property comprises of a lounge, kitchen and WC to the ground floor, three bedrooms and family bathroom to the first floor, also having an enclosed rear garden with access to the detached garage. Situated close to many local amenities, such as Tesco Express? Briton Ferry Dental Care? Briton Ferry Woodland Walk and Ynysmaerdy Primary School? a short drive to Neath Town Centre and Port Talbot Town Centre, whilst also having easy access to the A465 and M4 corridor.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Entrance Hallway

Enter through a uPVC door, wooden flooring, radiator, built in storage cupboard and stairs to the first floor.

### Lounge

uPVC double glazed window to the front and rear aspect, carpeted flooring, radiator and feature fireplace with gas fire.

## 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 rear and side aspects, integrated cooker with a gas hob and fan over, space for a free standing cooker, integrated dish washer, wooden flooring, part tiled walls, radiator and plumbing in place for a dishwasher.

Door to;

## Hallway

Door to access the rear garden.

Door to;

## W.C.

Comprising of a low level WC. uPVC frosted double glazed window and wooden flooring.

## FIRST FLOOR

### Landing

Carpeted flooring and access to the loft above.

Doors to;

### Bathroom

Comprising of a low level WC, vanity wash hand basin, corner bath and shower cubicle. uPVC frosted double glazed window, two radiators, fully tiled walls and extractor fan.

### Bedroom Two

uPVC double glazed window to the rear aspect, carpeted flooring, vanity wash hand basin, storage draws and an airing cupboard housing a combi boiler serving domestic hot water an gas central heating.

### **Bedroom One**

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

### **Bedroom Three**

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

### **EXTERNALLY**

#### **Garden**

A patio laid rear garden with garden shed and access to garage.

#### **Council Tax**

Annually - £1643

#### **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)

### **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

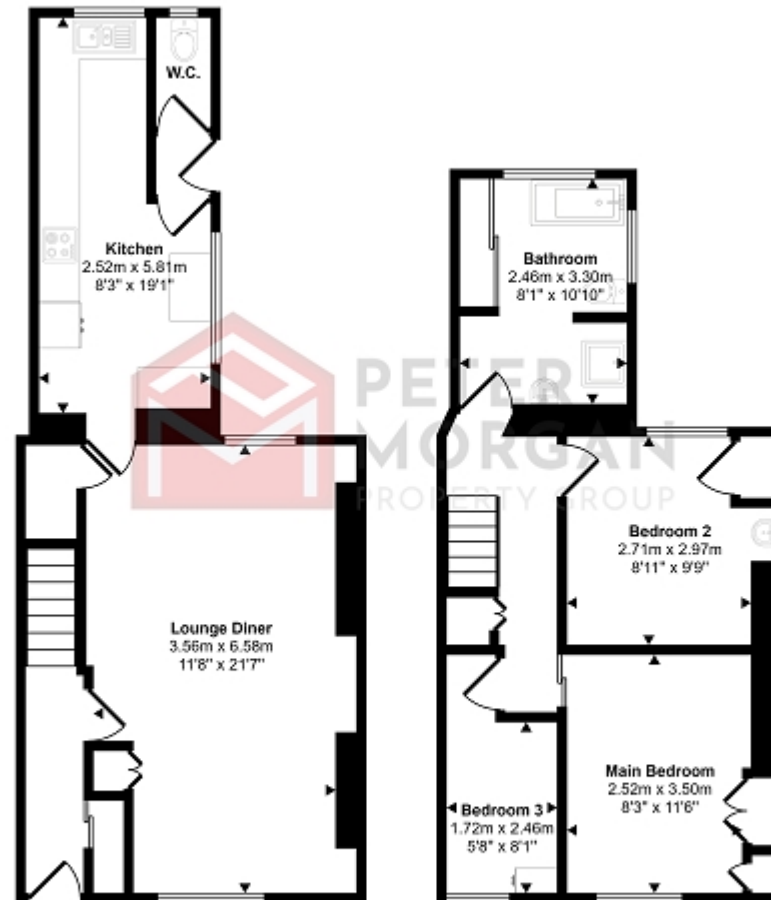
**Tenure (To be confirmed)** Freehold








Approx Gross Internal Area  
90 sq m / 964 sq ft



Ground Floor  
Approx 47 sq m / 510 sq ft

First Floor  
Approx 42 sq m / 454 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+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(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

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