

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



22 Darren Road, Briton Ferry, Neath, Neath Port Talbot. SA11 2TD



PETER MORGAN

**£125,000**

## Main Features

- NO ONWARDS CHAIN!
- Semi-Detached Property
- Two Bedrooms
- Freehold
- EPC - D
- Gas Fired Heating
- Quiet Location
- Conservatory To The Rear
- Gas Central Heating
- Need A Mortgage? We Can Help!

## General Information

Enjoying a quiet location situated in a small village close to local schools, shops and other local amenities whilst also having easy access to the A465 and M4 corridor. This property comprises of a lounge, conservatory and kitchen to the ground floor, three bedrooms and bathroom to the first floor. Properties in this location are always sought after therefore an early viewing is highly recommended.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Entrance Hallway

Radiator and carpeted stairs to the first floor.

Doors to;

### Lounge

(20' 0" x 9' 10" Max) or (6.10m x 3.0m Max)

uPVC double glazed window to the front aspect, radiator, featured fireplace with back 'Baxi' gas fired boiler serving hot domestic water and gas fired heating.

French doors to;

### Conservatory

(13' 1" x 9' 10") or (4.0m x 3.0m)

Tiled flooring and uPVC double glazed door to access the rear garden.

## Kitchen

Appointed with a range of matching wall and base units and worktops over with an inset stainless steel sink with mixer tap. A Breakfast bar, radiator, uPVC double glazed window, tiled flooring and part tiled walls.

## FIRST FLOOR

### Landing

Access to the loft above.

Doors to;

### Bedroom One

(14' 1" x 8' 6") or (4.30m x 2.60m)

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

### Bedroom Two

(9' 10" x 9' 10" Max) or (3.00m x 3.00m Max)

uPVC double glazed window to the rear aspect, airing cupboard and radiator.

### Bathroom

(3' 11" x 6' 7") or (1.20m x 2.00m)

Comprising of a panelled bath with electric shower over, low level WC and wash hand basin. A frosted window, tiling to the floor and part tiled walls.

## EXTERNALLY

### Gardens

Front garden laid to lawn with path leading to the property.

Rear garden part decking area and part patio area with 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)

## 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

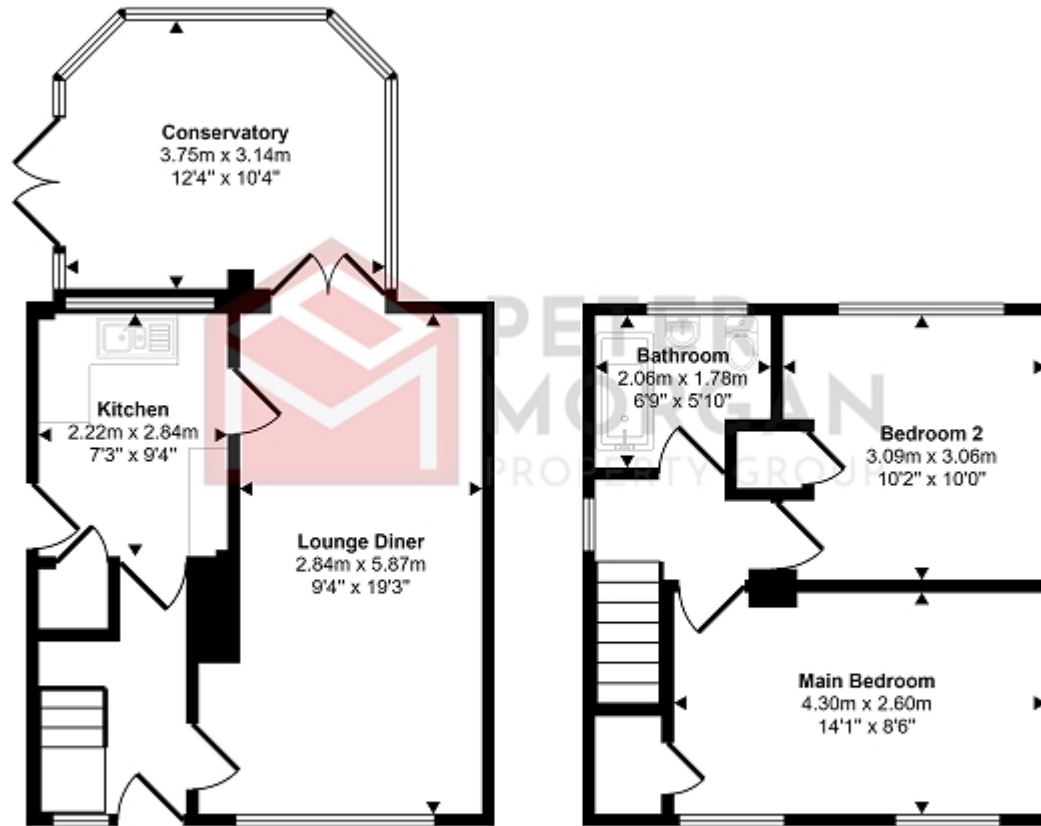
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold






Approx Gross Internal Area  
74 sq m / 793 sq ft



Ground Floor  
Approx 43 sq m / 462 sq ft

First Floor  
Approx 31 sq m / 330 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>		86
(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

## POSITIVELY MOVING

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