

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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160 Neath Road, Briton Ferry, Neath, Neath Port Talbot. SA11 2AJ



PETER MORGAN

£100,000

Main Features

- NO ONWARDS CHAIN
- Convenient Location
- Freehold
- Two Bedrooms
- EPC - E
- Gas Central Heating
- Easy Transport Links
- Mid Terraced Property
- Potential Investment Opportunity
- Need A Mortgage? We Can Help!

General Information

Located in a convenient location, this mid terraced property comprises of an open plan lounge/diner and kitchen to the ground floor, two bedrooms and a bathroom to the first floor, also having an enclosed rear garden which is in need of attention. Situated in the heart of Briton Ferry, surrounded by local amenities such as Neath as Tesco Express? Briton Ferry Dental Care? Briton Ferry Woodland Walk and Ynysmaerdy Primary School? whilst also having easy access to the A465 and M4 corridor.

This property is sold as seen, a viewing is highly recommended.

GROUND FLOOR

Hallway

Carpeted flooring.

Door to;

Lounge

uPVC Bay window to the front aspect, uPVC window to the rear aspect, carpeted flooring, radiator, fireplace with gas fire and stairs to the first floor.

Door to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC window to the rear aspect, part tiled walls, space for under counter freestanding fridge and space for freestanding cooker. uPVC door to access the rear garden.

Landing

Carpeted flooring and access to the loft above.

Doors to;

Bedroom One

Dual uPVC windows to the front, carpeted flooring and radiator.

Bedroom Two

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

Bathroom

Comprising of a low level WC, wash hand basin and a bath with mixer taps. uPVC frosted window to the rear aspect, radiator, carpeted flooring and an airing cupboard with hot water cylinder tank for central heating (Cylinder system)

EXTERNALLY

Gardens

A gated front tiered garden, with hard standing and patio area.

A tiered rear garden indeed of attention.

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

A

Current heating type


Gas

Tenure (To be confirmed)

Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	42	
(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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