

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



21 Southgate Street, Neath, Neath Port Talbot. SA11 1AG



**Offers Over £100,000**



## Main Features

- NO ONWARDS CHAIN
- Mid Terraced
- Three Bedrooms
- Freehold
- EPC - TBC
- Council Tax Band - B
- Enclosed Rear Garden
- Gas Central Heating
- Convenient Location
- Need A Mortgage? We Can Help!

## General Information

Located in a convenient location this mid terraced property comprises of two reception rooms, kitchen and bathroom to the ground floor and three bedrooms to the first floor, also having a low maintenance enclosed rear garden. Located 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, also having easy access to the M4 corridor.

## GROUND FLOOR

### Entrance Porch

Enter through a uPVC door, part tiled walls and laminate flooring.  
Door to;

### Hallway

Laminate flooring, radiator and stairs to the first floor.

### Lounge

Window to the front aspect, carpeted flooring and radiator.

### Dining Room

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

## Kitchen

Appointed with a range of matching wall and base with work tops over and an inset sink with mixer tap. uPVC window to the side aspect, electric oven, induction hob, plumbing in place for a washing machine, space for a fridge freezer and tiled flooring.

## Bathroom

Comprising of a low level WC, wash hand basin, shower cubicle and bath. uPVC window to the rear aspect, tiled flooring, part tiled walls and a combi boiler serving domestic hot water and gas central heating.

## FIRST FLOOR

### Landing

Carpeted flooring and airing cupboard.  
Doors to;

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

## EXTERNALLY

### Garden

An enclosed rear garden with patio and access to the rear.

## 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

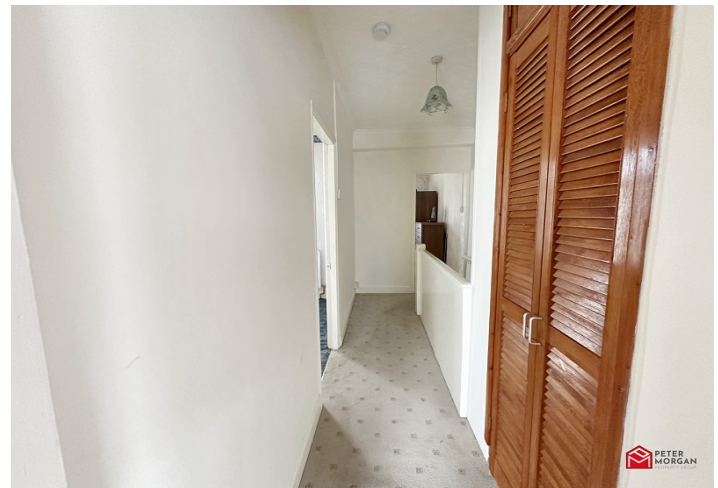
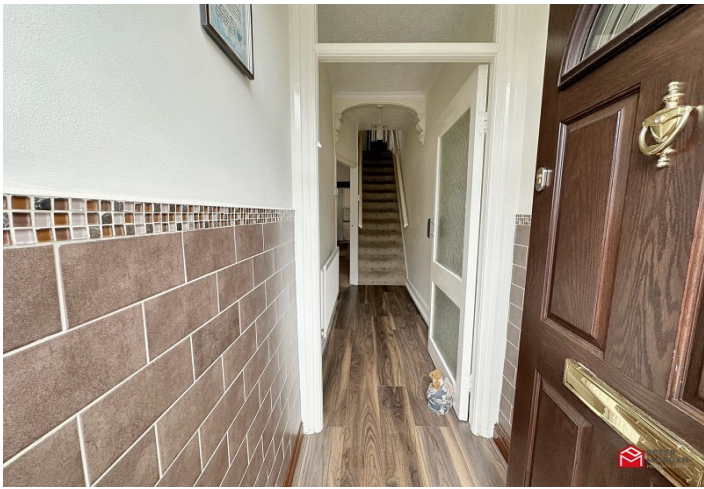
Mains electricity, mains water, mains drainage, mains gas (Services not tested)

**Current council tax banding** B

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold

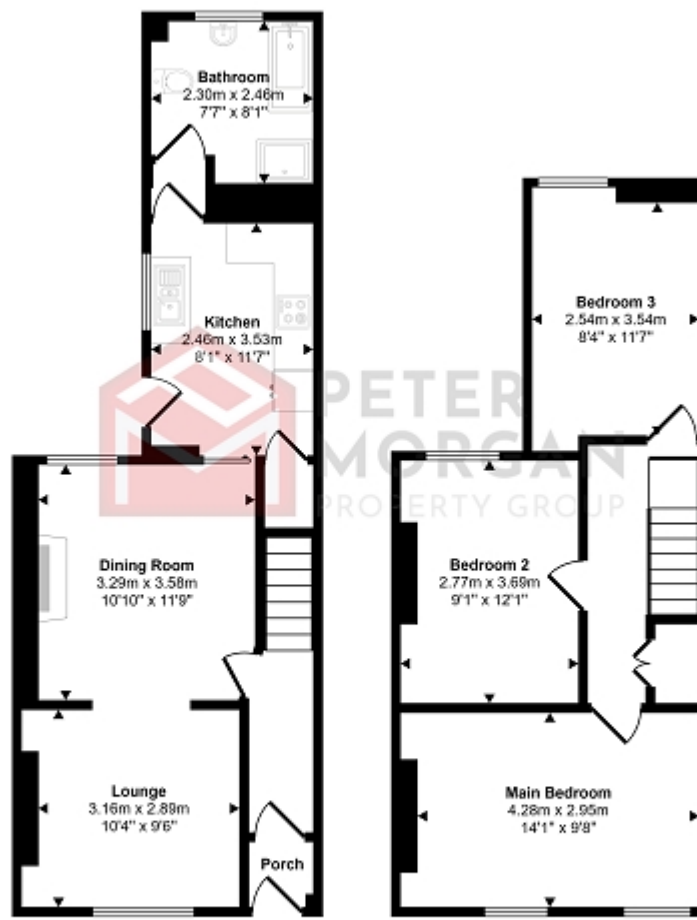









Approx Gross Internal Area  
87 sq m / 934 sq ft



Ground Floor  
Approx 45 sq m / 487 sq ft

First Floor  
Approx 41 sq m / 446 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>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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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