

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



45 Beacons View, Neath, Neath Port Talbot. SA11 3SB



**£100,000 Guide Price**

## Main Features

- Freehold
- Three Bedroom Semi Detached Property
- Off Road Parking
- EPC - E
- Village Location
- Open Plan Living Accommodation
- Gas Central Heating
- Close To Local Amenities
- BUYERS FEES APPLY
- Need A Mortgage? We Can Help!

## General Information

Situated in a peaceful location this semi detached property offers an open plan living area to the ground floor, bathroom and three bedrooms to the first floor, also offering off road parking to the front and an enclosed rear garden. Located in a popular village close to many local amenities such as Cefn Season Comprehensive School, convenience Store and Gnoll Primary School, also having easy access to the M4 via A465 and Neath Town Centre.

### Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

## GROUND FLOOR

### Hallway

Wood effect laminate flooring, radiator and stairs to the first floor.  
Door to;

### Lounge

uPVC double glazed window to the front aspect, laminate flooring, radiator, storage cupboard.

Through to;

### Kitchen Area

A modern kitchen appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC double glazed window to the rear aspect, plumbing in place for a washing machine, space for a fridge freezer, integrated cooker with gas hob and fan over and inset ceiling spotlights. uPVC door to access the rear garden.

## FIRST FLOOR

### Landing

Carpeted flooring and access to the loft above.

### Bedroom One

uPVC double glazed window to the front aspect and radiator.

### Bedroom Two

uPVC double glazed window, carpeted flooring and radiator.

### **Bedroom Three**

uPVC double glazed window to the front aspect, radiator and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

### **Bathroom**

Comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over. uPVC double glazed window to the rear aspect, tiled effect laminate flooring and radiator.

### **EXTERNALLY**

#### **Gardens**

A tiered enclosed rear garden with patio and laid to lawn area.

### **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





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>		
(39-54) <b>E</b>	48	
(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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