

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



16 Maes-y-ffynon Close, Neath, Neath Port Talbot. SA11 1HQ



£125,000

Main Features

- NO ONWARDS CHAIN
- Convenient Location
- Freehold
- Charming Bungalow
- EPC - TBC
- Council Tax Band - B
- Outhouse To Rear
- Excellent Transport Links
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

Set in a quiet location, conveniently located close to Neath Town Centre, this charming bungalow comprises of a bedroom, study room, lounge, kitchen and wet room, also having a low maintenance rear garden. This bungalow is close to many local amenities such as Gnoll Primary School, Hikary's Fish Bar, Celtic Lodge, Gnoll Country Park, local shops and restaurants and excellent transport links.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Enter through a uPVC door, radiator and carpeted flooring.
Doors to;

Bedroom One

uPVC window to the front aspect, radiator, carpeted flooring and built in wardrobes.

Lounge

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

Study

Carpeted flooring.

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, plumbing in place for washing machine, space for freestanding fridge freezer and gas cooker.

Wet Room

Comprising of a low level WC, wash hand basin and shower area. uPVC window to the rear aspect, radiator and fully tiled walls.

EXTERNALLY

Gardens

Enclosed front garden patio laid with access to the rear garden.

A rear garden patio laid with outhouse.

Outhouse

Housing a combi boiler serving domestic hot water and gas central heating.

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 (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 gas, mains water, mains drainage

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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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