

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



61 March Hywel, Cilfrew, Neath, Neath Port Talbot. SA10 8ND



£140,000

Main Features

- Selling Tenant In-situ
- Three Bedrooms
- Semi-Detached
- Freehold
- EPC - C
- Council Tax Band - B
- Enclosed Rear Garden
- Village Location
- Potential For Investment Purposes
- Need A Mortgage? We Can Help!

General Information

Located in a friendly village this semi detached property comprises of a WC, open plan lounge and dining room, kitchen to the ground floor and three bedrooms and bathroom to the first floor, also having an enclosed rear garden. Located close to many local amenities such as local primary school, chip shop, post office, local shop, country walks, close to the nearest village Aberdulais and Tonna, whilst also having easy access to the A465 and M4 corridor.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Radiator, wood-effect laminate flooring, under stairs storage area and stairs to first floor.

Doors to;

W.C.

Comprising of a low level WC and wall mounted wash hand basin. Window to the rear aspect and tiled flooring.

Lounge

Window to the front and rear aspect, two radiators, wood-effect laminate flooring and a feature fireplace with gas fire.

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. Window to the rear aspect, plumbing in place for a washing machine, part tiled walls, tiled flooring and oven with ceramic hob.

Patio doors to access the side aspect.

FIRST FLOOR

Landing

Window to the front aspect, radiator, carpeted flooring, access to the loft above and a storage cupboard.

Doors to;

Bedroom One

Window to the front aspect, radiator, fitted storage cupboard and wood-effect laminate flooring.

Bedroom Two

Window to the rear aspect, radiator, carpeted flooring and fitted wardrobes.

Bedroom Three

Window to the rear aspect, radiator, wood-effect laminate flooring and storage cupboard housing a combi boiler serving domestic hot water and gas central heating.

Bathroom

Comprising of a low level WC, wash hand basin and a panelled bath with shower over. Window to the side aspect, fully tiled walls and radiator.

EXTERNALLY

Gardens

A front garden with decorative stone and access to the side.

An enclosed rear garden laid to lawn.

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

Current council tax banding B

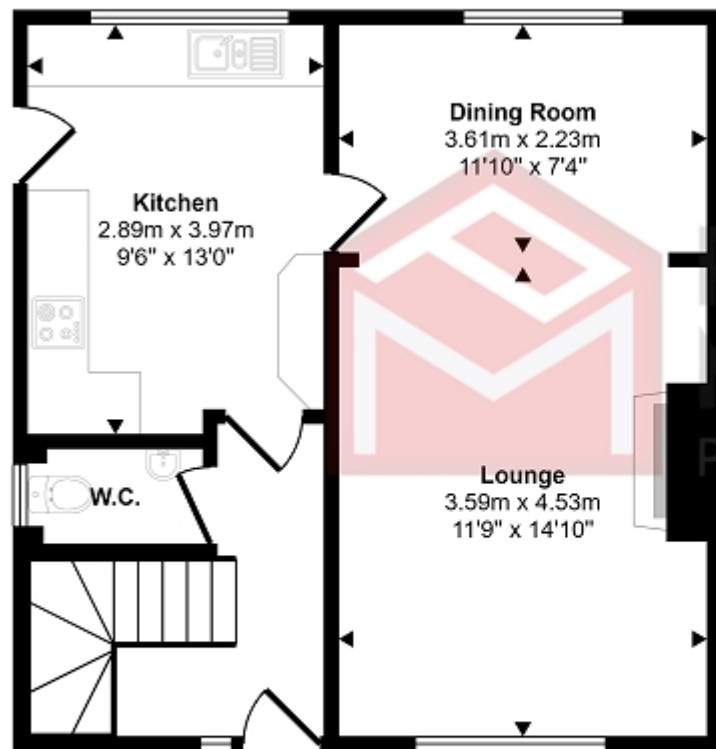
Current heating type Gas

Tenure (To be confirmed) Freehold

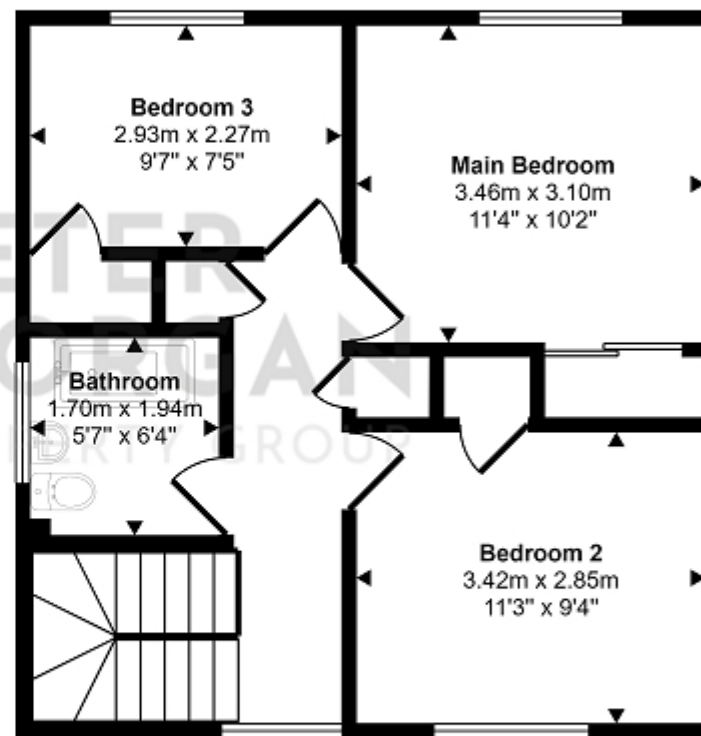




Approx Gross Internal Area
91 sq m / 984 sq ft




Ground Floor
Approx 46 sq m / 495 sq ft



First Floor
Approx 45 sq m / 489 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+) A		
(81-91) B		85
(69-80) C	72	
(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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