

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



4 Cyd Terrace, Clyne, Neath, Neath Port Talbot. SA11 4ES



Offers Over £125,000

Main Features

- NO ONWARDS CHAIN
- Recently Renovated
- Freehold
- Three Bedrooms
- EPC - D
- Council Tax Band - A
- Gas Central Heating
- Village Location
- Modern Kitchen
- Need A Mortgage? We Can Help!

General Information

With no onwards chain, this terraced property comprises of two reception rooms, kitchen and bathroom to the ground floor and three bedrooms to the first floor. This property has potential for investment purposes and has also been recently renovated throughout. Located in a small village close to Clyne Canal, Nearest village Tonna having a local shop, restaurant and school, excellent transport links and easy access to the A465, also having a short drive to Neath Town Centre.

Please visit our new and improved site for more information!

GROUND FLOOR

Hallway

Radiator and carpeted flooring.
Doors to;

Living Room

uPVC double glazed window to front aspect, fitted carpet and radiator.

Dining Room

uPVC double glazed window to rear aspect, carpeted flooring, radiator and stairs to first floor.

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, space for oven, tiled flooring, radiator and a wall mounted combi boiler serving domestic hot water and gas central heating.

Rear Hallway

Tiled flooring and patio doors to access side.
Doors to;

Utility Cupboard

Tiled flooring and plumbing for washing machine.

Bathroom

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

FIRST FLOOR

Landing

uPVC double glazed window to rear aspect, carpeted flooring and access to the loft above.

Bedroom One

uPVC double glazed window to rear aspect, radiator and carpeted flooring.

Bedroom Two

uPVC double glazed window to rear aspect, radiator and fitted carpet.

Bedroom Three

uPVC double glazed window to rear aspect, radiator and carpeted flooring.

EXTERNAL

Gardens

A rear garden with patio laid area and laid to lawn area with 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 (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 A

Current heating type Gas

Tenure (To be confirmed) Freehold







Approx Gross Internal Area
80 sq m / 858 sq ft



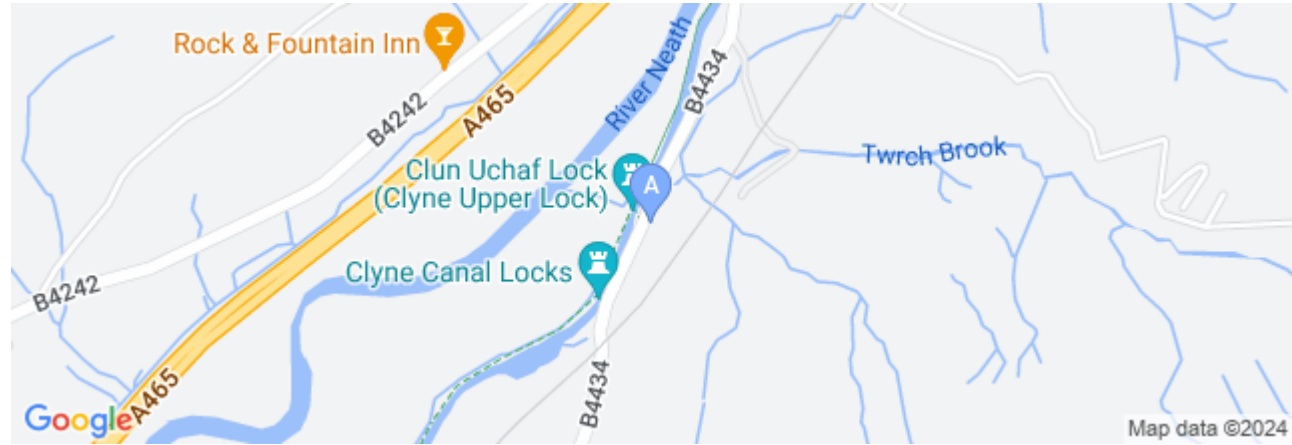
Ground Floor
Approx 49 sq m / 531 sq ft

First Floor
Approx 30 sq m / 327 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		105
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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