

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



60 Castle Drive, Neath, Neath Port Talbot. SA11 3YE



£180,000

Main Features

- NO ONWARDS CHAIN
- Sought After Location
- Semi-Detached Property
- Council Tax Band - C
- EPC - TBC
- Off Road Parking & Garage
- Conservatory To Rear
- Three Bedrooms
- Newly Fitted Boiler
- Need A Mortgage? We Can Help!

General Information

Please note this property will be Freehold upon completion

This semi detached property, located in a quiet location comprises of a lounge, kitchen and conservatory to the ground floor, three bedrooms and the bathroom to the first floor, also benefitting from off road parking, garage and an enclosed rear garden.

Located within a short distance to Cefn Season Comprehensive School, Crynallt Infant School, Tesco express and many other local amenities, whilst also having easy access links to the A465 and M4 corridor.

Strong interest is anticipated so an early viewing is recommended.

GROUND FLOOR

Porch

uPVC sliding door to front, carpeted flooring and sliding door to;

Living Room

Window to front aspect with uPVC shutters, interior window to rear aspect, carpeted flooring, two radiators and staircase to first floor with storage cupboard underneath.

Kitchen

Galley-style kitchen appointed with wall and base units with work tops over and an inset stainless steel sink with mixer tap. Window to side aspect, plumbing in place for a washing machine, tiled flooring and part tiled walls.

Door to;

Conservatory

Carpeted flooring, radiator and sliding door to access the rear garden.

FIRST FLOOR

Landing

Window to side aspect, carpeted flooring and access to the loft above.

Doors to;

Bedroom One

Window to front aspect with uPVC shutters, radiator and carpeted flooring.

Bedroom Two

Window to rear aspect, radiator, carpeted flooring and fitted storage cupboard housing a combi boiler serving domestic hot water and gas central heating.

Bedroom Three

Window to front aspect with uPVC shutters, radiator, carpeted flooring and fitted storage cupboard.

Bathroom

Comprising of a low level WC, wash hand basin and a corner shower cubicle. Frosted window to rear aspect, carpeted flooring, tiled walls and heated towel rail.

EXTERNALLY

Gardens

Driveway providing off-road parking, side access gate, lawned front garden with decorative stone border and range of mature trees / shrubbery.

Enclosed rear garden with patio area, outside tap, access to brick-built storage shed / garage, decorative stone area with range of planters and mature trees / shrubbery and gate access to side.

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 C


Current heating type Gas

Tenure (To be confirmed) Leasehold







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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