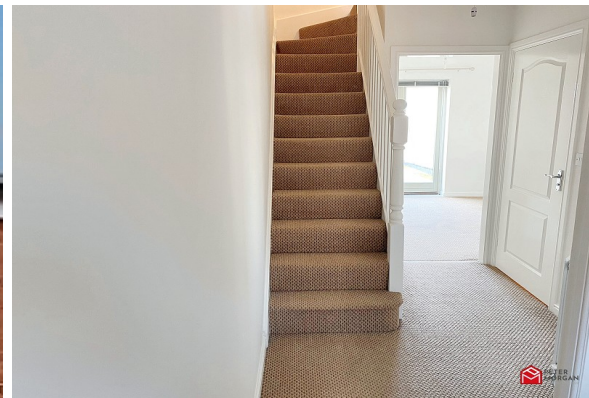


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58 Lon Y Grug, Llandarcy, Neath, Neath Port Talbot. SA10 6FW



**Offers Over £170,000**

## Main Features

- Selling Tenant In Situ
- Potential For Investment Purposes
- Services Charge Applies
- Freehold
- Two Bedrooms
- Mid Terraced Property
- Sought After Location
- Easy Access To The M4 Corridor
- Off Road Parking
- Need A Mortgage? We Can Help!

## General Information

Potential for investment purposes, this terraced property comprises of a lounge, WC and kitchen to the ground floor, two bedrooms and bathroom to the first floor, also having an enclosed rear garden and off road parking.

Set in a popular resident development, Llandarcy, conveniently located within easy access to the A465 and M4 corridor, also within short distance to Skewen, Jersey Marine, David Lloyds Gym and the Harvester.

## GROUND FLOOR

### Hallway

Doors to;

### Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window to the front aspect, plumbing in place for a washing machine, space for fridge / freezer, integrated oven with gas hob & cooker hood over, radiator.

### W.C.

Comprising of a low level WC and wash hand basin.

## Lounge

uPVC double glazed window to rear aspect and radiator.

## FIRST FLOOR

### Bedroom Two

uPVC double glazed window to rear aspect and radiator.

### Bedroom One

Dual uPVC double glazed windows to front aspect and radiator.

### Landing

Radiator and access to the loft above.

Doors to;

### Bathroom

Comprising of a low level WC, pedestal wash hand basin and a bath with shower over and shower screen.

## EXTERNALLY

### Gardens

An enclosed low maintenance, rear garden with Artificial grass, patio area and rear access.

## 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** C

**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>		98
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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.



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