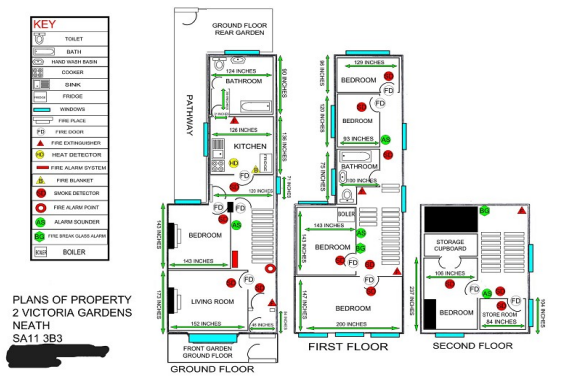




2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



**2 Victoria Gardens, Neath, Neath Port Talbot. SA11 3BE**

**£220,000**





## Main Features

- Potential HMO Subject To Regulations
- Semi-Detached Property
- Six Bedrooms
- Freehold
- EPC - E
- Off Road Parking
- Great Location Of Neath Town Centre
- Council Tax - D
- Huge Potential For Temporary Housing
- Need A Mortgage? We Can Help!

## General Information

Viewing is highly recommended to appreciate potential and location.

We are delighted to offer this unique opportunity to acquire a pair of semi-detached house situated in the heart of Neath town centre. Having potential for being sold as one entity, providing ample space and versatility for a variety of potential uses, whether for residential, rental, or commercial purposes.

Key Features:

- Location: Located in Neath town centre, the properties offer excellent access to local amenities, public transport links, and schools. The proximity to shops, cafes, and parks makes this an ideal spot for convenience and leisure.
- Accommodation: Each semi-detached house features multiple spacious bedrooms, living areas, kitchens, and bathrooms. The interiors have been maintained to a high standard, offering a blend of modern comfort and traditional charm.
- Potential Uses: The property provides a range of opportunities for prospective buyers. Whether you're looking to create a large family home, invest in rental properties, or explore commercial development options, this semi-detached house offers flexible solutions.
- Exterior: The properties boast attractive stone facades, bay windows, and a shared garden space at the rear. The exterior is well-maintained and complements the surrounding architecture of the neighbourhood.
- Parking: Off road to the rear to the rear of the property

Further Details:

- Energy Performance Certificate (EPC): Available upon request.
- Council Tax Band: Please inquire for further information.
- Viewings: Strictly by appointment with Peter Morgan Property Group.

## GROUND FLOOR

### Entrance Hallway

Part tiled walls, laminate flooring and wooden door to access.

### Hallway

Fire alarm control panel, laminate flooring, radiator and stairs to the first floor. Doors to;

### Reception Room

uPVC double glazed Bay window to front aspect, wooden flooring and radiator.

### Inner Hallway

uPVC window to side aspect, tiled flooring. Wooden fire doors to;

### Kitchen

Appointed with matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window to side aspect, plumbing in place for washing machine, space for free standing fridge, space for electric oven, part tiled walls, tiled flooring and extractor fan.

### Bathroom

Comprising of a low level WC, wash hand basin and panelled bath. uPVC double glazed window to rear aspect and radiator.

## FIRST FLOOR

### **Landing**

uPVC double glazed window to side aspect and carpeted flooring.

Access to;

### **Bedroom One**

Dual uPVC double glazed windows to front aspect, radiator and carpeted flooring.

### **Bedroom Two**

uPVC double glazed windows to side aspect, radiator and carpeted flooring.

### **Bathroom**

Comprising of a low level WC, wash hand basin and panelled bath. uPVC double glazed window to side aspect, part clad walls, access to the loft above and vinyl flooring.

### **Bedroom Three**

uPVC double glazed window to side aspect, radiator and laminate flooring.

### **Bedroom Four**

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

## **SECOND FLOOR**

### **Landing**

uPVC double glazed window to side aspect and carpeted flooring.

### **Bedroom Five**

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

### **Bedroom Six**

uPVC double glazed window to side aspect, radiator and laminate flooring.

## **EXTERNALLY**

### **Garden**

Enclosed patio area court yard with access to gated off road parking.

### **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** D

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold














## 2 Victoria Gardens, Neath, Neath Port Talbot. SA11 3BE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(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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# PETER MORGAN

## POSITIVELY MOVING

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