

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



18 Llys Iris, Neath, Neath Port Talbot. SA10 7QW



£230,000

Main Features

- NO ONWARDS CHAIN
- Freehold
- Semi-Detached
- Sought After Location
- Detached Garage & Driveway
- Kitchen Diner
- EPC - TBC / Council Tax Band - C
- Three Bedrooms
- Close To Local Amenities
- Need A Mortgage? We Can Help!

General Information

Situated on a development of similar properties, enjoying a peaceful location, this semi detached property offers a lot of potential for investment purposes. Comprising of a WC, lounge and kitchen diner to the ground floor, three bedrooms and bathroom to the first floor. Also having a driveway, detached garage and and enclosed rear garden. The village Bryncoch has many local amenities such as Blaenhonddan Primary School, NPT College, Dwr-Y-Felin Comprehensive School, The Dyffryn Arms, The Bryncoch Inn and many other amenities, whilst also having easy access into Neath Town Centre, the A465 and M4 corridor.

Pleaser visit our new and improved site for more information!

GROUND FLOOR

Hallway

Laminate flooring and radiator.
Doors to;

W.C.

Comprising of a low level WC and wash hand basin. uPVC double glazed frosted window to front aspect and radiator.

Lounge

uPVC double glazed window to front aspect, laminate flooring, radiator and feature fireplace with electric fire.

Dining Area

uPVC doors to access rear garden, laminate flooring and radiator.

Kitchen

Appointed with matching wall and base units with work tops over and inset sink with mixer tap. Plumbing in place for a washing machine, space for fridge freezer and uPVC double glazed window to rear aspect.

FIRST FLOOR

Landing

uPVC double glazed window to side aspect, carpeted flooring and an airing cupboard housing a 'Valliant' combi boiler serving domestic hot water and gas central heating.

Bathroom

Comprising of a low level WC, bath with shower over and wash hand basin. uPVC double glazed window to front aspect, part tiled walls, radiator and carpeted flooring.

Bedroom Two

uPVC double glazed window to front aspect, radiator, carpeted flooring and single built in wardrobe.

Bedroom One

UPVC double glazed window to rear aspect, carpeted flooring, radiator and double built in wardrobes.

Bedroom Three

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

EXTERNALLY

Gardens

Front garden with decorative stone and paved pathway.

Rear enclosed garden with paved pathing, decorative stone and storage shed.
Gate access to driveway and garage front.

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 drainage, mains gas (Services not tested)

Current council tax banding C

Current heating type Gas

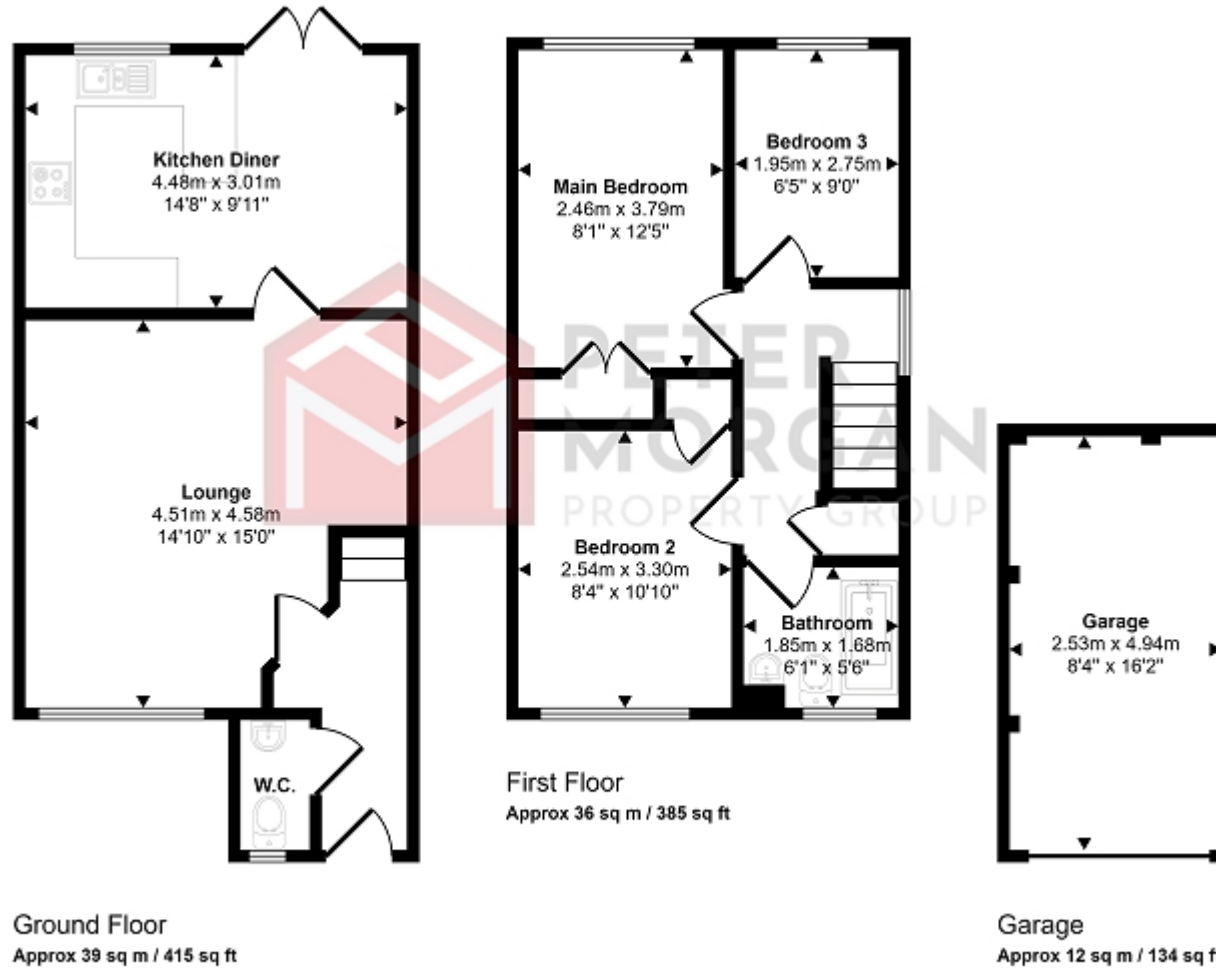
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
87 sq m / 935 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	
(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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