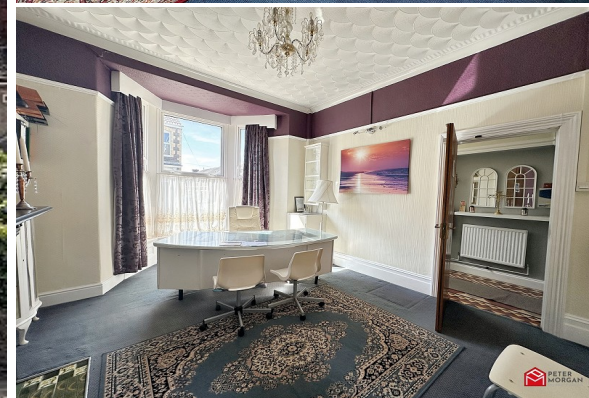




2021
WALES
SALES
GOLD WINNER
Peter Morgan Sales
Lettings & Financial

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The Telegraph



PETER MORGAN

4 Victoria Gardens, Neath, Neath Port Talbot. SA11 3BE

Offers In Excess Of £180,000

Main Features

- Potential HMO Subject To Regulations
- Semi-Detached Property
- Five Bedrooms
- Freehold
- EPC - E
- Off Road Parking
- Great Location Of Neath Town Centre
- Council Tax - A
- 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, 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: 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 Porch

Enter through wooden front door, part tiled walls and tiled flooring.
Door to;

Entrance Hallway

Fire alarm control panel, radiator, tiled flooring and stairs to the first floor.

Lounge

uPVC Bay window to front aspect, radiator and carpeted flooring.

Dining Room

uPVC door to rear aspect, radiator and carpeted flooring.

Reception Room

uPVC window to side aspect, under stairs cupboard, radiator and carpeted flooring.

Kitchen

Appointed with a range of matching wall and base units with work tops over an inset sink with mixer tap. uPVC window to side aspect, space for free standing electric cooker, space for free standing fridge, plumbing in place for washing machine, part tiled walls, tiled flooring, radiator and uPVC door to access side.

FIRST FLOOR

Landing

uPVC window to side aspect, radiator, carpeted flooring and stairs to the second floor.

Doors to;

Bedroom Two

uPVC Dual windows to front, carpeted flooring and radiator.

Fire door..

Bedroom Five

uPVC window to side aspect, radiator and carpeted flooring.

Bedroom Four

uPVC window to rear aspect, radiator, carpeted flooring. Wash hand basin

Bedroom One

uPVC window to side aspect, carpeted flooring and radiator.

Bathroom

Comprising of a low level WC, wash hand basin and bath. uPVC Frosted window to side aspect, radiator and vinyl flooring and access to the loft above.

SECOND FLOOR

Store Room

Bedroom Three

uPVC window to front aspect, carpeted flooring and radiator.

EXTERNALLY

Gardens

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 Electric, Mains Drainage, Mains Water, Mains Gas (SERVICES NOT TESTED)

Current council tax banding

A

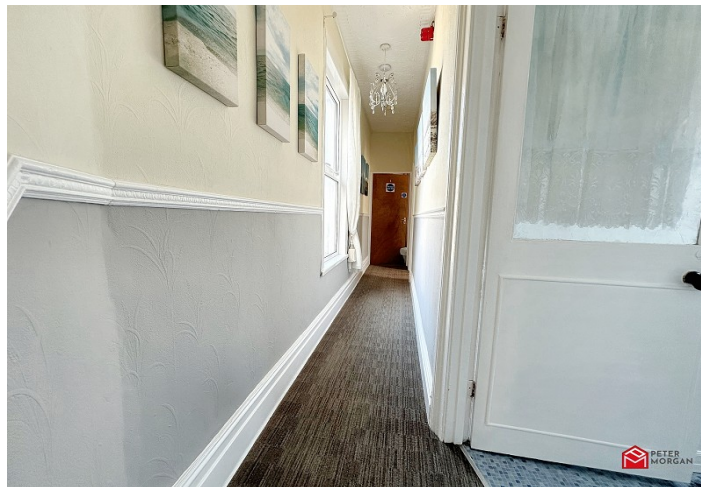
Current heating type

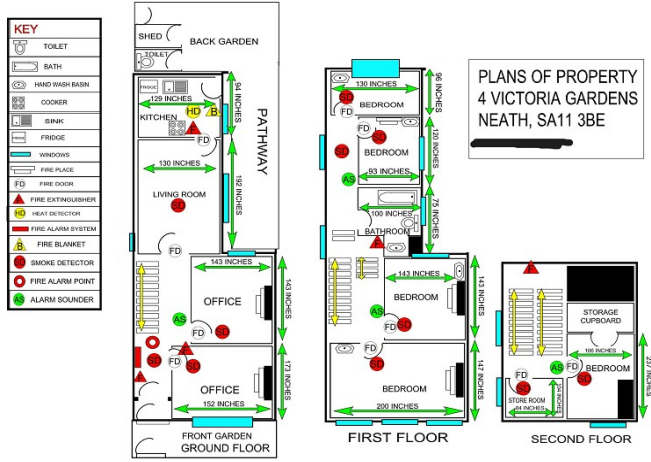
Gas

Tenure (To be confirmed)


Freehold



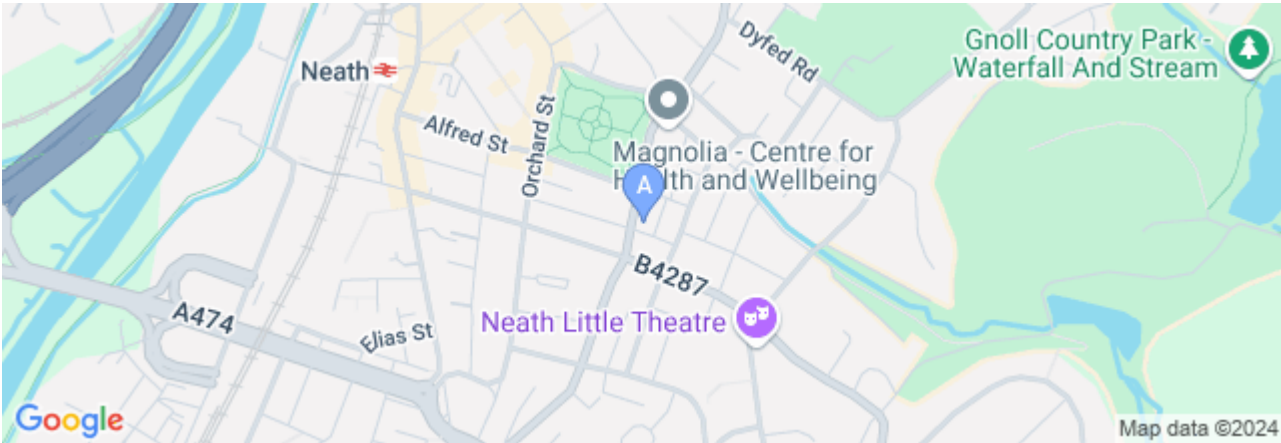




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 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.

Neath Sales Hub npt@petermorgan.net 33-35 Windor Road, West Glamorgan SA11 1NB	Neath Lettings Hub lettings@petermorgan.net 33-35 Windor Road, West Glamorgan SA11 1NB	Neath Financial Services team@pmfinancial.net The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	Bridgend Sales Hub bcb@petermorgan.net 16 Dunraven Place, Mid Glamorgan CF31 1JD	Talbot Green Sales Hub talbotgreen@petermorgan.net Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	Talbot Green Lettings Hub lettingstg@petermorgan.net Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	Carmarthen Sales Hub carmarthen@petermorgan.net 21 Bridge Street, Carmarthen SA31 3JS	Carmarthen Lettings Hub lettingscm@petermorgan.net 21 Bridge Street, Carmarthen SA31 3JS
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PROPERTY. PROPERLY



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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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