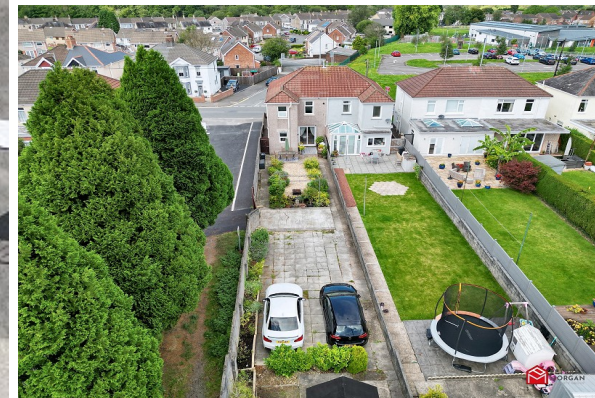


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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The Telegraph



324 Old Road, Neath, Neath Port Talbot. SA11 2ET



PETER MORGAN

£190,000

Main Features

- Semi-Detached Property
- Freehold
- Three Bedrooms
- EPC - E
- Off Road Parking
- Gas Central Heating
- Convenient Location
- Excellent Transport Links
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

General Information

This semi-detached house features three bedrooms and one bathroom, situated within a freehold setting. The property benefits from an enclosed rear garden and is equipped with gas central heating via a combi boiler. Parking is available off-road to the rear, providing convenient access for residents and visitors alike. The property is double glazed throughout, contributing to energy efficiency and comfort.

The house boasts a welcoming reception room that connects seamlessly to a dining area. Natural light floods the space through large windows, enhancing the overall atmosphere. The kitchen is designed with modern finishes, featuring white cabinetry, tiled walls, and essential appliances for everyday use. Thoughtful layout and attention to detail are evident throughout the living areas.

The property is conveniently located near various local amenities. Residents can enjoy nearby recreational areas such as Parc Jersey Park, providing green spaces for outdoor activities. Families will appreciate the proximity to Ysgol Carreg Hir, ensuring easy access to primary education for children. The local sports club, Briton Ferry Llansawel FC, offers opportunities for community engagement and sportsmanship.

The property benefits from excellent transport links, making it easy to access surrounding areas. Nearby bus stations facilitate travel for commuting or leisure, enhancing convenience for residents. Local shops, cafes, and bars

ensure that daily necessities and leisure activities are within easy reach, contributing to a well-rounded lifestyle.

GROUND FLOOR

Porch

uPVC door to front, tiled floor, part tiled walls.
Door to.

Hallway

Varnished wooden flooring, radiator and carpeted stairs to the first floor.

Lounge/Dining Room

uPVC double glazed Bay window to front aspect, two radiators, varnished wooden flooring and patio doors to access the rear garden.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window to side and rear aspect, oven with induction hob and cooker, plumbing in place for washing machine, space for fridge freezer, tiled flooring, radiator and door to access the rear garden.

FIRST FLOOR

Landing

Frosted window to side. Fitted carpet. Loft access hatch. Doors to..

Shower Room

Comprising of a low level WC, walk in shower and wash hand basin. Frosted uPVC double glazed window to rear aspect, heated towel rail, tiled effect flooring, tile-effect lino flooring and part tiled walls.

Bedroom One

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

Bedroom Two

uPVC double glazed window to rear aspect, radiator, carpeted flooring and fitted wardrobe housing combi boiler serving domestic hot water and gas central heating. (installed Feb '21).

Bedroom Three

Currently used as a home office. uPVC double glazed window to front aspect, radiator and carpeted flooring.

EXTERIOR

Gardens

An enclosed front garden with access to the rear garden.

A landscaped rear garden which backs onto the football field also offering off road parking.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 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

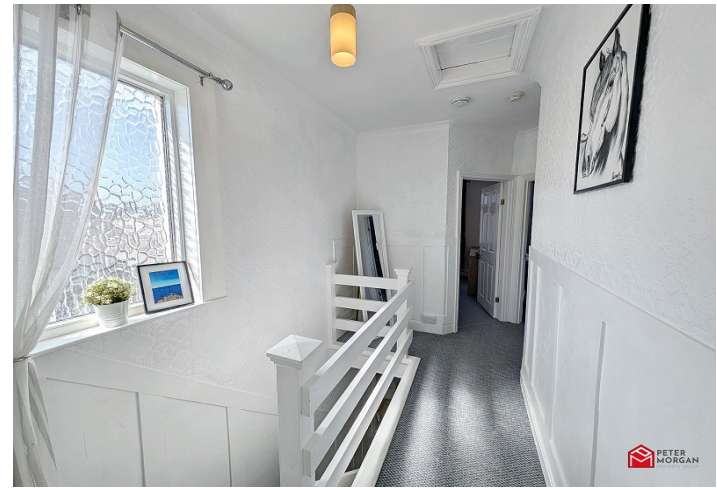
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

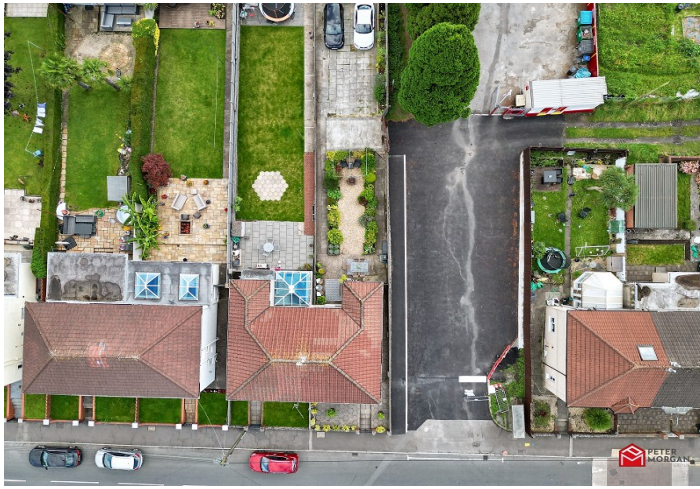
Current council tax banding C

Current heating type Combi

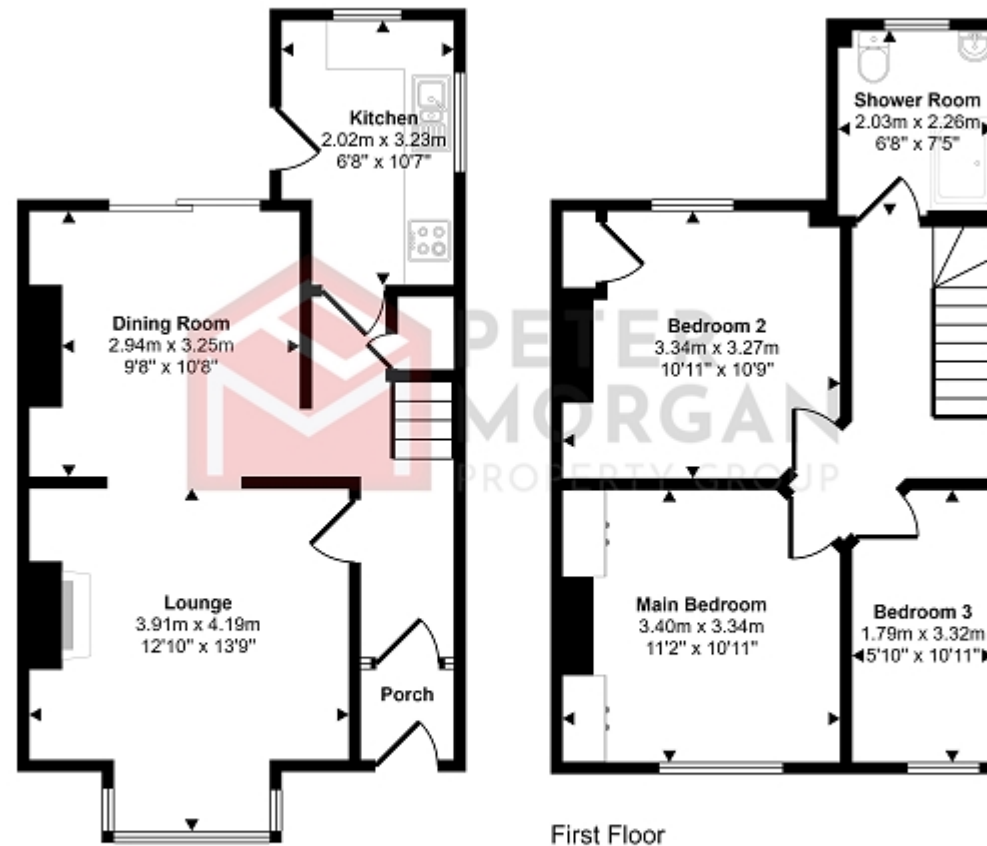
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
81 sq m / 876 sq ft




Ground Floor
Approx 41 sq m / 441 sq ft

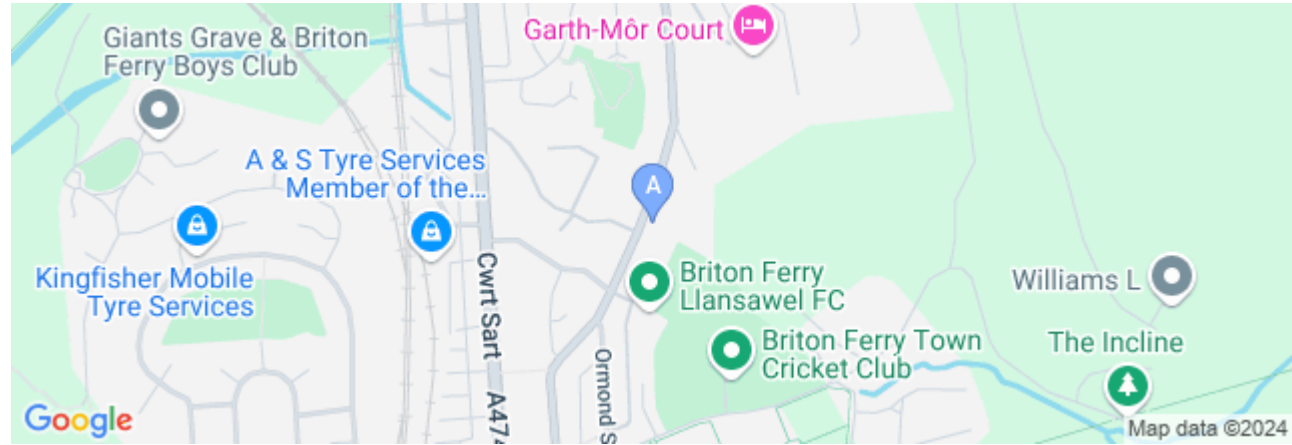
First Floor
Approx 40 sq m / 435 sq ft

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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	43	
(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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