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PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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Lettings & Financial

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PETER MORGAN

13 Riverside Drive, Neath, Neath Port Talbot. SA11 1RX

£129,000

Main Features

- Ground Floor Flat
- Two Bedrooms
- EPC - C
- A Very Convenient Distance to Neath Town Centre
- Excellent Transport Links
- Gas Central Heating
- Leasehold
- Council Tax Band - A
- Need A Mortgage? We Can Help!

General Information

This ground floor flat features a communal hallway, two bedrooms, lounge, kitchen and bathroom, also set in a convenient location close to Neath Town Centre. The flat is equipped with gas central heating and has double-glazed windows ensuring energy efficiency and comfort throughout.

The entrance to the property is accessible via a well-maintained communal area, with a clean and tidy facade. The surrounding outdoor environment is complimented by green areas, adding to the overall appeal of the location. The layout includes a straightforward entrance hallway leading into the flat, optimising space efficiently.

Adjacent to the property, residents will find easy access to Neath Town Centre which offers a range of amenities. Nearby shopping options include supermarkets such as Morrisons and Lidl, while various dining choices such as cafes and restaurants enhance the local lifestyle. For leisure activities the Neath Leisure Centre is within a short distance, providing opportunities for fitness and recreation. Other local establishments include bars, fast-food restaurants, and coffee shops, catering to everyday needs and entertaining options.

GROUND FLOOR

Communal Hallway

Through communal hallway to flat via front door

Inner Hallway

Entrance hall, smoke alarm, carpeted flooring, radiator and storage cupboard. Doors to;

Bedroom One

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

Bedroom Two

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

Shower Room

Comprising of a low level WC, pedestal wash hand basin and shower. uPVC double glazed window, cushion flooring, radiator part tiled walls.

Lounge

uPVC double glazed window, double radiator and carpeted flooring.

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink. uPVC double glazed window, electric oven, washing machine, fridge, cushion flooring, radiator and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

EXTERNAL

Please Note:

These flats can only be sold over residents the age of 55 and over.

Leasehold details

125 years from 22 November 2004

Ground Rent - £10 Annually

Service Charge - Currently £90 annually which can increase or decrease annually according to maintenance required.

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding

A

Current heating type

Gas

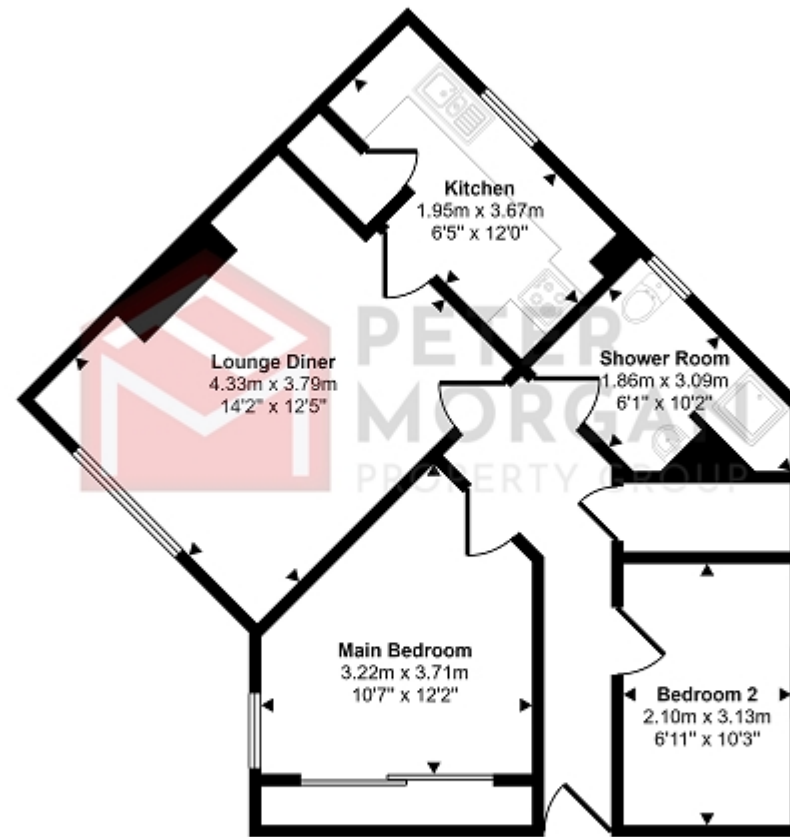
Tenure (To be confirmed)

Leasehold





Approx Gross Internal Area
57 sq m / 608 sq ft



Floorplan

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		
(69-80) C	74	78
(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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