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 **PETER MORGAN**
PROPERTY GROUP



PETER MORGAN

90 Meadow Road, Neath, Neath Port Talbot. SA11 2AB

£80,000

Main Features

- NO ONWARDS CHAIN
- Leasehold Flat
- EPC - C
- Two Bedroomed First Floor Flat
- Easy Access To Neath Town Centre
- Gas Central Heating
- Rear Garden
- uPVC Double Glazed Windows
- Potential Investment Opportunity
- Need A Mortgage? We Can Help!

General Information

This property is a two-bedroom leasehold flat located on the first floor, designed with modern living in mind. The layout features one reception room, kitchen and bathroom. Natural light floods the interior through uPVC double-glazed windows, enhancing the overall ambiance.

Located within a short distance to Neath Town Centre, having a variety of restaurants and bars, Neath Bus Station, Neath Train Station, local primary schools, Gnoll Country Park and many more, also having easy access to the A465 and M4 corridor.

GROUND FLOOR

Hallway

Carpeted flooring and stairs to first floor.

Landing

Carpet flooring, access to loft above and airing cupboard housing radiator.

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 windows to front and side aspects, integrated cooker, ceramic hob, tiled splash back, radiator and wood-effect laminate flooring.

Bathroom

Comprising of a low level WC, pedestal wash hand basin and panelled bath. Frosted window to side aspect, radiator and wood-effect laminate flooring.

Living Room

Two windows to side aspect, radiator, carpeted flooring and fitted cupboard housing combi boiler serving domestic hot water and gas central heating.

Bedroom One

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

Bedroom Two

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

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.

EXTERNALLY

Garden

Shared rear garden.

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)

Leasehold details

Ground Rent - £10 annually

Service Charge

Service Charges can fluctuate depending on maintenance carried out each month.

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

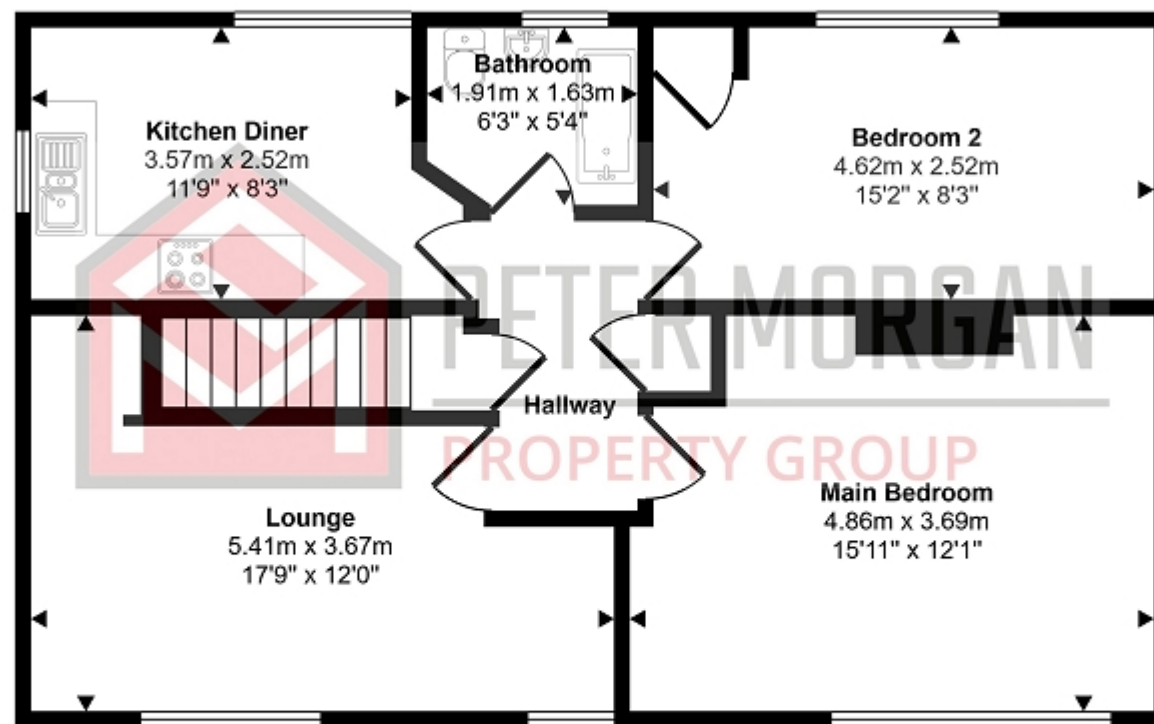
Tenure (To be confirmed)

Leasehold






Approx Gross Internal Area
66 sq m / 712 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	76
(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 Hub	Neath Financial Services	Bridgend Sales Hub	Talbot Green Hub	Carmarthen Hub	Cardiff Hub
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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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