

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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27 Glanymor Street, Briton Ferry, Neath, West Glamorgan, SA11 2LF



PETER MORGAN

Offers Over £100,000

Main Features

- Offering A Lot Of Potential
- Freehold
- Three Bedroom Terraced Property
- EPC - TBC / Council Tax Band - B
- Enclosed Rear Garden
- WC To Ground Floor - Family Bathroom To First Floor
- Convenient Location
- Potential For Investment Purposes
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

This three-bedroom terraced house is located in a convenient area with access to various local amenities. The property features one reception room, one family bathroom situated on the first floor, and a ground floor WC.

To the rear, there is an enclosed garden that offers potential for landscaping or recreational use. The garden area includes both hard and soft landscapes, along with fencing.

Located in a popular village close to many local amenities such as Tesco Express, Briton Ferry railway station, Ynysmaerdy Primary School, McDonald's, Woodland walks and easy access to the M4 corridor and the A465.

GROUND FLOOR

Hallway

uPVC double glazed window to front front aspect, carpeted flooring and stairs to first floor.

Lounge

Two uPVC double glazed windows to front and rear aspect, feature fireplace housing electric fire, radiator and carpeted flooring.

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, breakfast bar, space for cooker, tiled flooring and under-stairs storage cupboard.

Rear Hallway

uPVC window, radiator, tiled flooring. tiled flooring and storage cupboard housing a boiler serving domestic hot water and gas central heating.

W.C.

uPVC window, radiator, tiled flooring and low level WC.

FIRST FLOOR

Landing

Access to the loft above.

Bedroom One

Dual uPVC windows, radiator and carpeted flooring.

Bedroom Two

uPVC window, radiator and carpeted flooring.

Bedroom Three

uPVC window, carpeted flooring and radiator.

Bathroom

Comprising of a pedestal wash hand basin and panelled bath with shower over. uPVC window, fully tiled walls, radiator and cushion flooring.

Gardens

Front garden laid to lawn with steps to access property and shared alley way to rear garden. A rear garden with laid to lawn area and pathway.

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 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 Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

Current council tax banding B

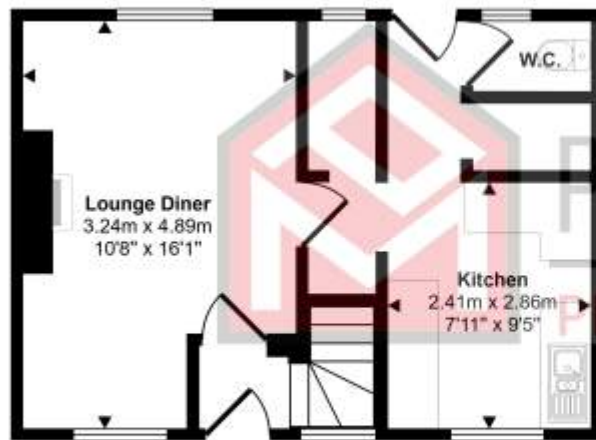
Current heating type Gas

Tenure (To be confirmed) Freehold

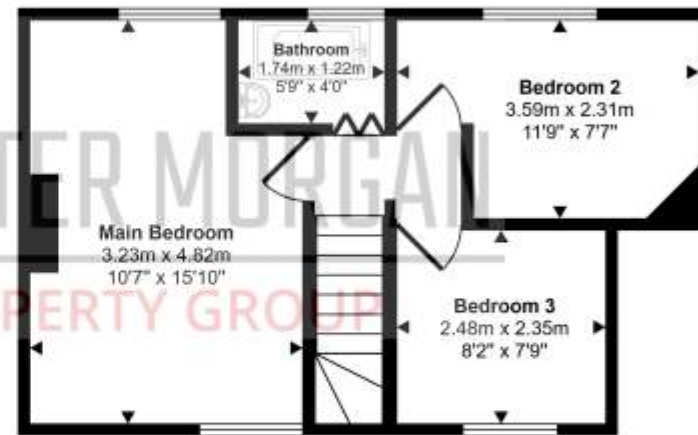




Approx Gross Internal Area
69 sq m / 740 sq ft




Ground Floor
Approx 33 sq m / 356 sq ft



First Floor
Approx 36 sq m / 384 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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