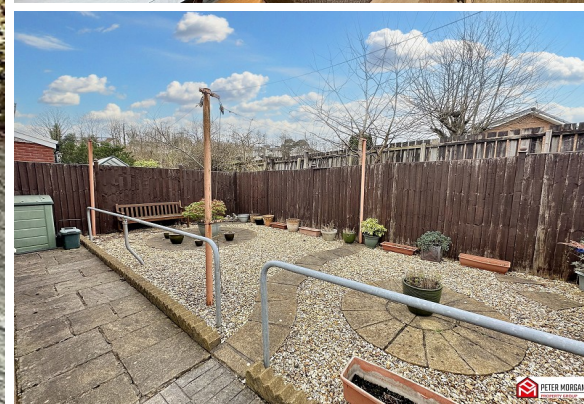




2021
WALES
SALES
GOLD WINNER
Peter Morgan Sales
Lettings & Financial

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The Telegraph



PETER MORGAN

31 Lon Brynteg, Neath, Neath Port Talbot. SA10 7RY

£180,000

Main Features

- 3 bedroom semi detached house
- 2 reception rooms
- First floor bathroom
- Enclosed rear garden
- Garage and driveway
- Some modernisation required
- Vacant possession
- Need a mortgage? We can help
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC - C

General Information

Are you looking for a fantastic semi-detached house in the charming location of Lon Brynteg, Neath? Look no further! This property boasts 3 bedrooms, 1 bathroom, off-street parking, rear enclosed garden, garage and driveway. With vacant possession, you can move right in and make this house your home.

While the property is in good condition, a little modernisation could elevate it to the next level of perfection.

Set in a sought-after area, you'll enjoy easy access to local amenities, schools, and transport links. Neath Abbey Ruins and Neath Canal are just a stone's throw away for leisurely weekend strolls.

Don't miss out on this opportunity to view this incredible property. Contact us today to arrange a tour!

GROUND FLOOR

Entrance Porch

uPVC French doors to front. Tiled walls. Tiled floor. Wooden door to..

Entrance Hallway

Wooden door from entrance porch. Radiator. Carpet. Staircase to first floor. Understairs cupboard.

Lounge

uPVC bay window to front. Radiator. Carpet. Wooden door to entrance hallway.

Dining Room

uPVC bay window to rear. Radiator. Carpet. Wooden door to..

Kitchen

uPVC window to side. uPVC door to rear. uPVC frosted window to side. Part tiled walls. Radiator. Laminate flooring. Fitted kitchen with space for freestanding cooker. Under counter space for freestanding fridge. Integral under counter freezer. Cooker hood. Space and plumbing for washing machine. Integral dishwasher.

FIRST FLOOR

Landing

uPVC frosted and stain glass window to side. Carpet. Storage cupboard. Loft access hatch.

Bathroom

uPVC Window to rear. Fully tiled walls. Radiator. Fitted bathroom suite with WC, wash hand basin with storage cupboards and bath with overhead electric shower. Carpet.

Bedroom 1

uPVC window to front. Radiator. Carpet.

Bedroom 2

uPVC window to rear. Radiator. Carpet. Airing cupboard housing Combi boiler and shelving for storage.

Bedroom 3

uPVC window to front. Radiator. Carpet.

EXTERIOR

Front Garden

Bricked driveway with large stone chipped area.

Rear Garden

Garden with laid patio and shingle surrounds.

Garage

Up and over door. Pedestrian door to rear access.

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 bcb@petermorgan.net (fees will apply on completion of the mortgage).

General Information

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

Current council tax banding

C

Current heating type

Combi

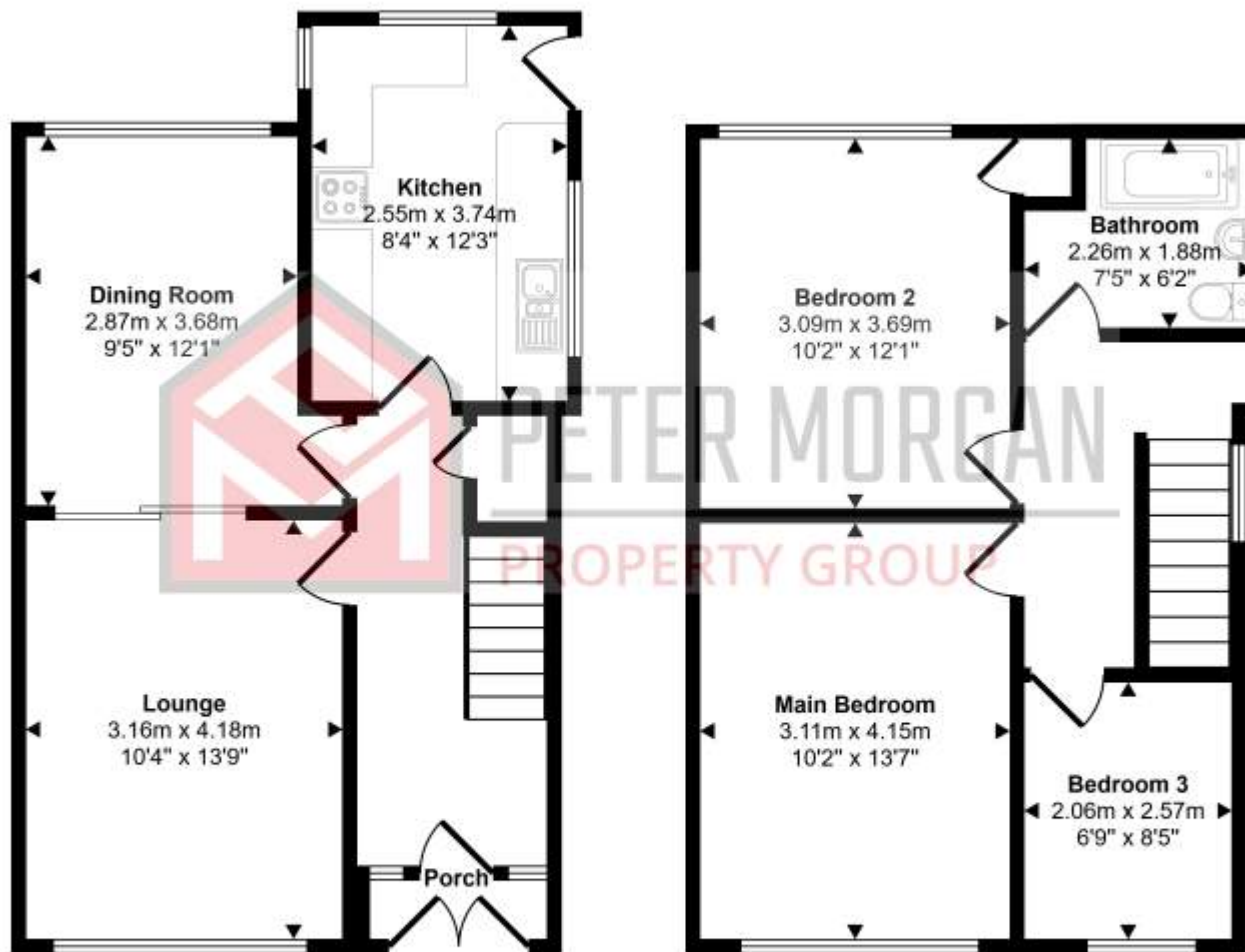
Tenure (To be confirmed)

Freehold






Approx Gross Internal Area
89 sq m / 954 sq ft



Ground Floor
Approx 46 sq m / 491 sq ft

First Floor
Approx 43 sq m / 463 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(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 npt@petermorgan.net 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 Hub talbotgreen@petermorgan.net lettingstg@petermorgan.net Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	Carmarthen Hub carmarthen@petermorgan.net lettingscm@petermorgan.net 21 Bridge Street, Carmarthen SA31 3JS	Cardiff Hub cardiff@petermorgan.net lettingscd@petermorgan.net 144 Crwys Road, Cathays Cardiff CF24 4NP
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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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