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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

Glen View Church Road, Cadoxton, Neath, West Glamorgan, SA10 8AU

£200,000 Guide Price

Main Features

- Sold Through Modern Method Of Auction - T & C's Apply
- Traditional Detached Property
- Freehold
- Three Bedrooms
- Village Location
- Off Road Parking To Rear
- Buyers Fees May Apply
- Fixed Timescale For Exchange & Completion
- Subject To Reserve Price
- Need A Mortgage? We Can Help!

General Information

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £7,080 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

This traditional detached house is located in a village setting and features three bedrooms, making it ideal for families or those seeking extra space, also boasting two reception rooms, kitchen, family bathroom and cellar.

The exterior includes off-road parking located at the rear of the property, creating a convenient access point. The surrounding garden space offers potential for landscaping or outdoor activities.

Residents will benefit from a variety of nearby amenities, including local shops and dining options, close to Catwg Primary School, Llangatwg Comprehensive School and a near by Park, also within a short distance to Neath Town Centre and easy access to the M4 corridor.

GROUND FLOOR

Lounge

uPVC double glazed window to front aspect, Radiator and laminate flooring. Log burner, Exposed stairs to first.

Kitchen

Appointed with a range of matching wall and base units. Integrated washing machine. Electric hob cooker hood, Built in microwave and Built in electric oven. uPVC double glazed window to rear aspect and side aspect, uPVC double glazed frosted window to side aspect and Wooden door to rear porch, Tiled floor, part tiled walls and radiator.

Dining Room

uPVC double glazed window to front aspect, radiator and tiled floor.

Porch

Rear porch, uPVC construction with uPVC door to rear and uPVC frosted window.

FIRST FLOOR

Landing

Carpeted flooring.

Bedroom One

Dual uPVC double glazed windows to front aspect, radiator, carpeted flooring and access to the loft above.

Bedroom Two

uPVC double glazed window to front aspect, radiator and Laminate flooring.

Bedroom 3

uPVC double glazed window to side aspect, radiator and carpeted floor.

Bathroom

Comprising of, low level WC bath with shower over and wash hand basin. uPVC frosted window to side, radiator, part tiled walls and tiled flooring.

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 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

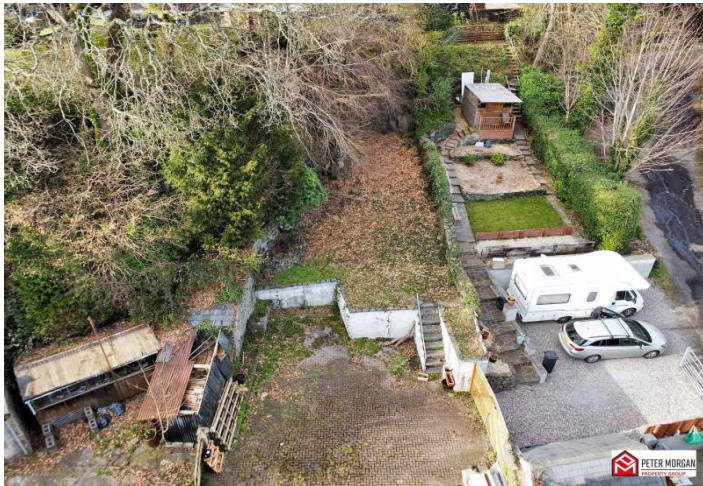
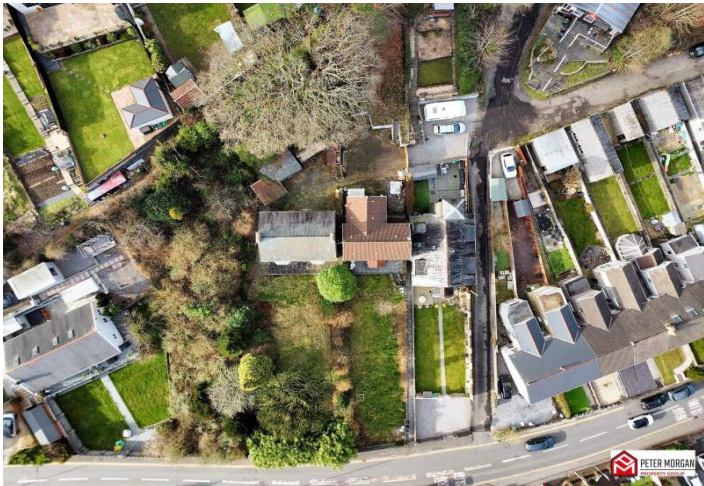
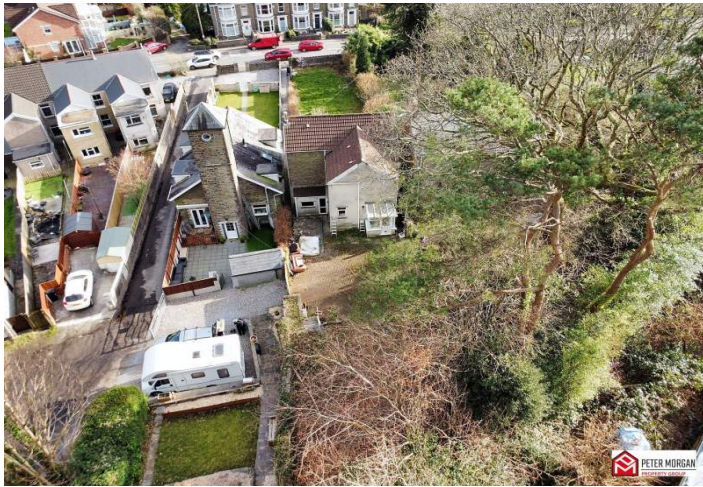
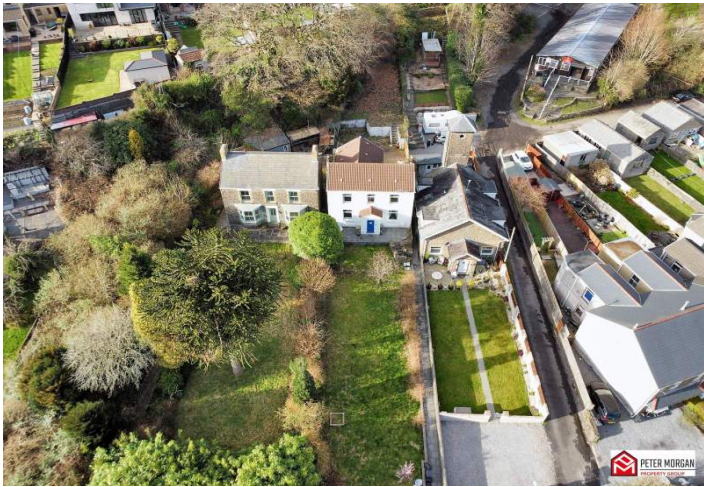
Mains Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

Current council tax banding D

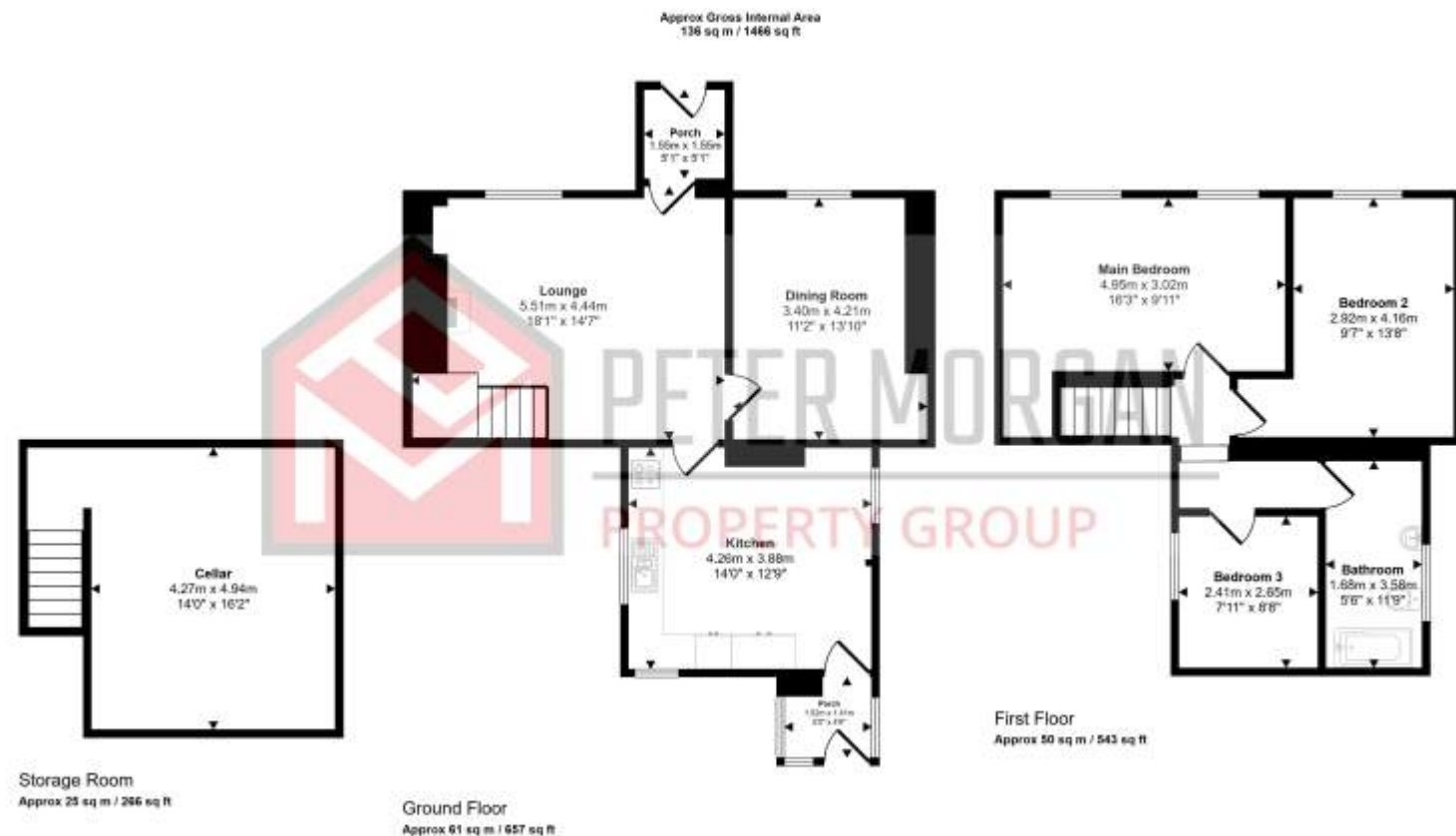
Current heating type Gas

Tenure (To be confirmed) Freehold










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 bedroom suites are representations only and may not look like the real items. Made with Made Snazzy 200.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	54	
(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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