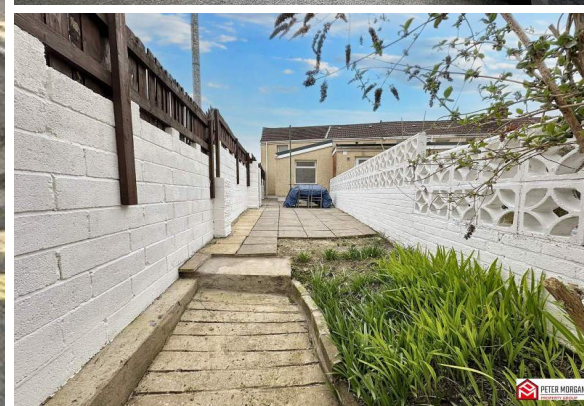


THE GUILD  
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PETER MORGAN  
PROPERTY GROUP



PETER MORGAN

**9 Payne Street, Neath, West Glamorgan, SA11 1SU**

**£100,000**

### **Main Features**

- NO ONWARDS CHAIN
- Two Bedrooms
- Freehold
- EPC - D
- Enclosed Low Maintenance Garden
- Located Close Neath Town Centre
- Potential For Investment Purposes
- Gas Central Heating
- Need A Mortgage? We Can Help!

### **General Information**

Two-bedroom house located in a convenient area near Neath town centre. With a single reception room, it offers a layout suitable for both comfortable living and potential investment opportunities. The house consists of two bedrooms to the first floor and one bathroom to ground floor, which caters well to small families or individuals seeking additional space.

An enclosed, low-maintenance garden complements the property, providing a private outdoor space. The garden is easily accessible and features pathways that enhance its usability. The property does not have designated parking, but street parking may be available nearby.

Located within a short distant to Neath Town Centre offering many local amenities such as a variety of bars/restaurants, takeaways, Neath bus station, Train station, Gnoll Country Park, Neath RFC, Alderman Davies Primary School, Gnoll Primary School, whilst also having easy access to A465 and M4 corridor.

### **GROUND FLOOR**

#### **Lounge**

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

Door to;

### **Kitchen**

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window to side aspect, plumbing in place for washing machine, space for free standing cooker, laminate flooring, space for under counter fridge and combi boiler serving domestic hot water and gas central heating.

### **Rear Hallway**

Laminate flooring and uPVC door to access rear garden.

Door to;

### **Bathroom**

Comprising of a low level WC, wash hand basin and bath with mixer taps. uPVC double glazed Frosted window to rear aspect, tiled flooring, tiled walls an radiator.

### **Bedroom One**

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

### **Bedroom Two**

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

### **EXTERNALLY**

#### **Gardens**

A low maintenance enclosed 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 or email us at [npt@petermorgan.net](mailto: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



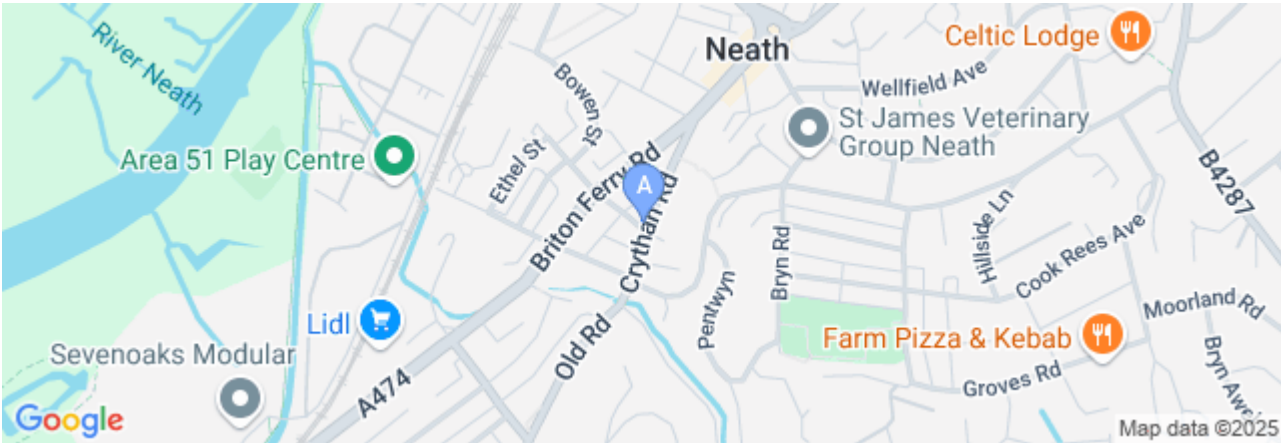




9 Payne Street, Neath, West Glamorgan, SA11 1SU

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(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.

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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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