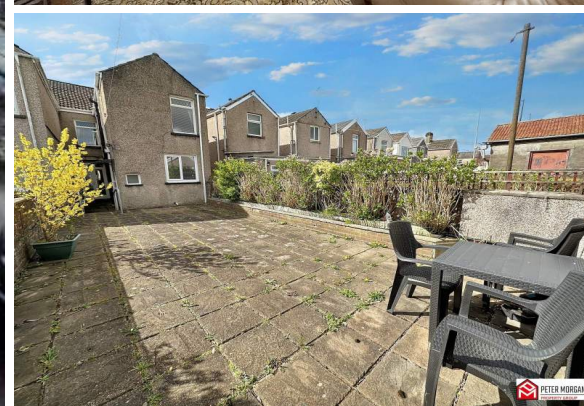




2021
WALES
SALES
GOLD WINNER
Peter Morgan Sales
Lettings & Financial

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The Telegraph



PETER MORGAN

34 Harle Street, Neath, West Glamorgan, SA11 3DL

£220,000

Main Features

- NO ONWARDS CHAIN
- Freehold
- Mid-Terraced Four Bedroom Property
- Three Reception Rooms
- Garage To Rear & Enclosed Rear Garden
- Convenient Location
- Gas Central Heating
- Easy Access To Neath Town Centre
- EPC - TBC
- Need A Mortgage? We Can Help!

General Information

This mid-terraced four-bedroom property offers ample living space across three reception rooms, making it ideal for families or those seeking additional space for entertainment and relaxation. The house features a traditional design with stone facades and double-glazed windows, which enhance both its aesthetics and energy efficiency. The accommodation consists of four bedrooms, allowing for various configurations, whether for family living or as guest rooms. The main bathroom, along with a separate toilet for convenience.

Located within a short distance to Neath Town Centre, Neath RFC, Neath Leisure Centre, Ysgol, Alderman Davies Primary School, Gnoll Primary School and many other local amenities, whilst also having excellent transport links and access to the A465 and M4 corridor

GROUND FLOOR

Entrance Porch

uPVC door to front aspect and tiled flooring.
Door to;

Entrance Hall

Carpeted flooring, stairs to first floor, under stairs storage space and dual SG windows to reception room 2.

Doors to;

Lounge

uPVC Bay front window to front aspect, radiator, carpeted flooring, feature fireplace and consumer unit location.

Dining Room

uPVC french doors to rear aspect, radiator and carpeted flooring.

Reception Room

uPVC window to side aspect, carpeted flooring and feature fireplace.
Door to;

Kitchen

Appointed kitchen with a range of matching base units with work tops over and inset sink and mixer tap. uPVC double glazed window to rear aspect, space for under counter fridge, space for free standing electric cooker, part tiled walls, tiled flooring and radiator,

W.C.

Low level WC and tiled flooring.

FIRST FLOOR

Landing

Carpeted flooring and access to the loft above.
Doors to;

Bedroom One

Two uPVC window to front aspect, radiator and carpeted flooring.

Bedroom Two

uPVC window to rear aspect, radiator and carpeted floor.

Bedroom Three

uPVC window to side aspect, radiator and carpeted flooring.

Bathroom

Comprising of a low level WC, wash hand basin, bath and electric shower. uPVC window to side aspect, part tiled walls, carpeted flooring, and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

Bedroom Four

uPVC window to rear aspect, radiator and carpeted flooring.

EXTERNALLY

Garage

Located at end of garden, brick built with concrete flooring. Electric up and over door, power and lighting.

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.

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)

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding	C
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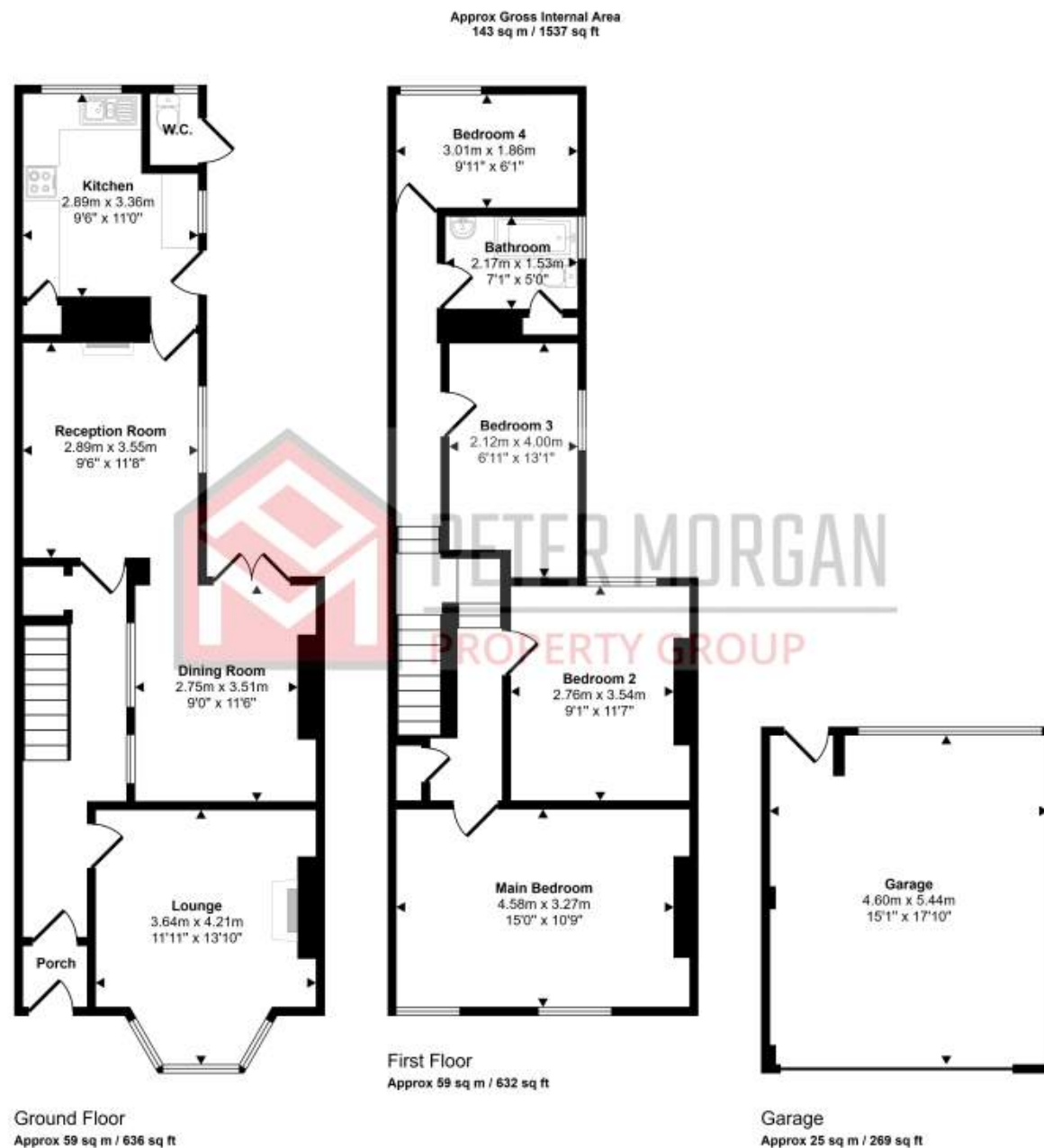
Current heating type	Gas
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Tenure (To be confirmed)	Freehold
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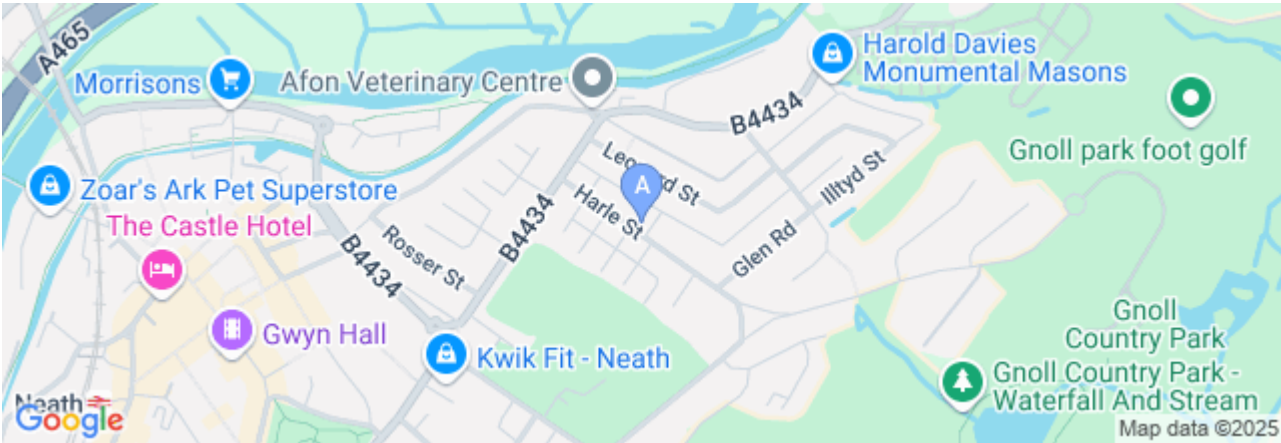




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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