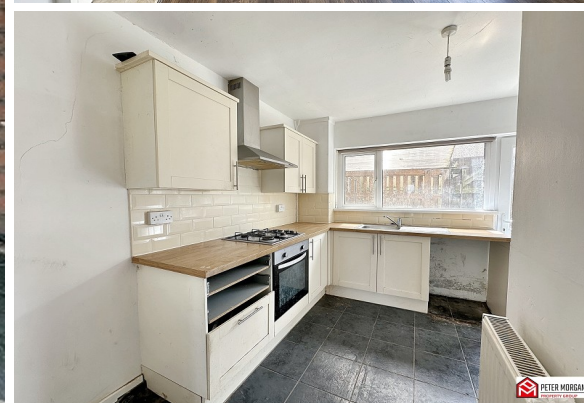


**ESTAS**  
★★★★★

**BEST IN POSTCODE  
WINNER 2025**

*#customerserviceawards*



**39 Wheatley Road, Neath, Neath Port Talbot, SA11 2BH**

**£110,000**



**PETER MORGAN**





### **Main Features**

- 2 bedroom mid link house
- Open plan lounge
- Dining room
- Front and rear gardens with lane access
- First floor bathroom
- Having easy access to the M4 corridor.
- Conveniently located for many local amenities
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC: C
- Need a mortgage? We can help

### **General Information**

TWO BEDROOM MID LINK HOME REQUIRING SOME MODERNISATION.

Conveniently located for many local amenities such as Briton Ferry Railway Station, St Mary's Church, McDonald's Restaurant, Tesco Express, Ysgol Carreg Hir, Ysgol Gynradd Gymraeg Tyle'r Ynn and a short drive to Neath Town Centre, Port Talbot Town Centre and Aberavon Beach, also having easy access to the M4 corridor.

The property has accommodation comprising ground floor entrance hallway, open plan lounge/ dining room and kitchen. First floor landing, bathroom and 2 bedrooms. Front and rear gardens.

This home benefits from uPVC double glazing and combi gas central heating.

### **GROUND FLOOR**

#### **Entrance Hallway**

uPVC door to front. uPVC window to front. Laminate flooring.

#### **Reception Room One**

uPVC window to front. Radiator. Laminate flooring.

#### **Reception Room Two**

uPVC window to rear. Radiator. Laminate flooring.

#### **Kitchen**

uPVC window to rear. uPVC door to rear. Kitchen with integrated gas hob and electric oven. Space and plumbed for washing machine. Space for freestanding fridge freezer. Pantry.

### **FIRST FLOOR**

#### **Landing**

Carpeted stairs from ground floor. Airing cupboard. Loft access hatch. Carpet.

#### **Bedroom 1**

uPVC window to front. Radiator. Carpet. Walk in single cupboard.

#### **Bedroom 2**

uPVC window to rear. Radiator. Carpet. Built in wardrobe housing gas combi boiler.

#### **Bathroom**

uPVC frosted window to rear. 3 piece suite in white comprising close coupled w.c, pedestal hand wash basin and panelled bath with mixer tap. Part tiled walls. Radiator. Tile effect vinyl flooring.

### **EXTERIOR**

#### **Front Garden**

Laid to lawn. Paved steps to front door.

#### **Rear Garden**

Laid to concrete area. Steps to rear lane 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 sales@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 Electric, Mains Drainage, Mains Water, Mains Gas

### **Current council tax banding**

B

### **Current heating type**

Combi

### **Tenure**

Freehold



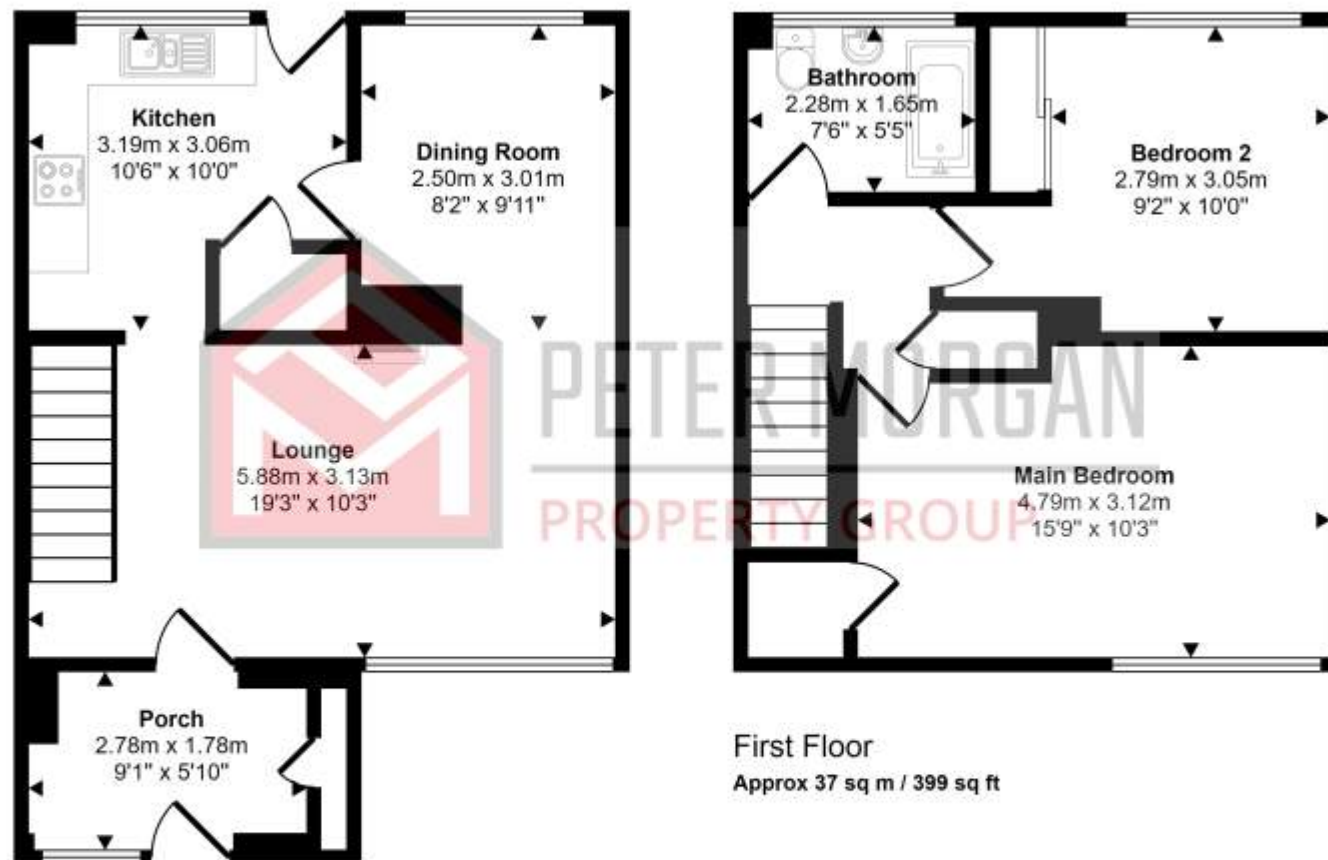








Approx Gross Internal Area  
80 sq m / 863 sq ft




First Floor  
Approx 37 sq m / 399 sq ft

Ground Floor  
Approx 43 sq m / 464 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.

39 Wheatley Road, Neath, Neath Port Talbot, SA11 2BH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(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.

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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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