



1 Quar Road, Neath, Neath Port Talbot. SA11 1AE



PETER MORGAN

£77,500

Main Features

- Ideal First Time Buy Or Landlord Opportunity
- Off Road Parking
- Gas Fired Heating and Double Glazing
- Family Bathroom
- Enclosed Gated Rear Garden
- No Onward Chain!
- Need a Mortgage? We Can Help!

General Information

Ideal first purchase or an ideal investment opportunity! This semi detached property is situated on Quar Road, Neath. The property offers; entrance hall, lounge, spacious kitchen diner with a range of wall/base fitted units and two separate storage areas to the ground floor. To the first floor, two spacious bedrooms and family bathroom. Externally the property offers an enclosed courtyard to the front, with rear access to an enclosed, gated rear garden with parking space for one vehicle, has an outbuilding, lawned area and patio. Benefiting from having double glazing throughout and gas fired heating, the property is situated within easy walking distance to Neath town centre, this property is in an ideal location for all local amenities and links to the A465 and M4 corridor . Viewing is recommended!

GROUND FLOOR

Entrance Hall

(10' 5" x 3' 2") or (3.18m x 0.97m)

Entrance via part glazed door, wall mounted electric meter, carpet. Doors leading to.

Lounge

(10' 4" x 11' 3") or (3.14m x 3.44m)

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

Kitchen/Diner

(11' 2" x 19' 10") or (3.41m x 6.05m)

Appointed with a range of wall and base fitted units with worktops over and inset sink with mixer tap, integrated electric over, gas hob and hood over, plumbing in place for an automatic washing machine, tiled splash back, radiator, staircase to the first floor, storage cupboard, vinyl flooring and part tiled walls.

Double glazed window to the rear, part glazed door to exit the rear garden.

Storage area housing a gas fired combi boiler serving domestic hot water and central heating.

FIRST FLOOR

Landing

Carpeted flooring and double glazed window.

Doors leading to;

Bedroom One

(10' 7" x 19' 1") or (3.22m x 5.82m)

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

Bedroom Two

(11' 3" x 9' 3") or (3.42m x 2.81m)

A double glazed window to the rear, radiator and carpeted flooring.

Access to the loft above.

Bathroom

(7' 11" x 9' 5") or (2.41m x 2.87m)

Comprising of a panelled bath with over head shower, wash hand basin, close coupled WC, shelving, vinyl flooring and a frosted double glazed window.

EXTERNAL

Gardens

Enclosed courtyard to front, gated rear access to an enclosed rear garden comprising of outbuilding lawned area and patio affording parking for one car.

Mortgage Advice

For a free no obligation mortgage review, please contact our Neath branch on 0330 056 3555 and ask to speak to one of our advisors. (fees may apply only on mortgage completion)

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding B

Current heating type Gas

Tenure (To be confirmed) Freehold



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

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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 £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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