



67 Pendrill Street, , Neath, West Glamorgan. SA11 1BW



**£89,995**

## Main Features

- Currently Tenanted
- Two Reception Rooms
- uPVC Double Glazing
- Gas Fired Heating
- Town Centre Location
- Need a Mortgage? We Can Help!

## General Information

We have to offer for sale this three bedroomed freehold mid terrace house. The property is located ideally for the town centre access and has easy road links to the A465 and the M4 Corridor. The property benefits from having uPVC double glazing, gas fired heating and two reception rooms and three bedrooms to the first floor.

The property is currently tenanted.

## GROUND FLOOR

### Entrance

Enter via a uPVC door through to;

### Lounge

(14' 4" x 9' 8") or (4.37m x 2.95m)

uPVC double glazed window to the front, laminate flooring, radiator and stairs to the first floor.

### Dining Room

(11' 5" x 11' 9") or (3.47m x 3.58m)

uPVC double glazed window to the rear, laminate flooring and radiator.

## Kitchen

(7' 10" x 11' 6") or (2.40m x 3.50m)

Appointed with a range of matching oak effect wall and base units with worktops over and inset stainless steel sink with mixer tap, extractor fan, uPVC double glazed window to the side and a cupboard housing a 'Worcester' gas fired combi boiler.

## Rear Hall

With space and plumbing in place for an automatic washing machine, tiled floor and uPVC door to access the rear garden.

## Bathroom

Comprising of a modern suite with a low level WC, pedestal wash hand basin, panelled bath and separate shower cubicle. Having fully tiled walls and floor, a frosted uPVC double glazed window and radiator.

## FIRST FLOOR

### Landing

Having carpet flooring and an airing cupboard with radiator.

Doors to;

### Bedroom Three

(11' 6" x 8' 6") or (3.50m x 2.60m)

A uPVC double glazed window, carpeted flooring and radiator.

### Bedroom Two

(9' 6" x 11' 10") or (2.90m x 3.60m)

A uPVC double glazed window, carpeted flooring and radiator.

### Bedroom One

(14' 5" x 8' 6") or (4.40m x 2.60m)

Two uPVC double glazed windows, carpeted flooring and radiator.

## EXTERNALLY

### Garden

An enclosed rear garden laid with lawn with a shed.

### 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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 87        |
| (69-80) <b>C</b>                            | 71                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | 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.

**Environmental Impact (CO<sub>2</sub>) Rating**

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         | 86        |
| (69-80) <b>C</b>  | 69                      |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England, Scotland &amp; Wales</b>                            | EU Directive 2002/91/EC |           |

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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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