

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



11 Golwg Y Bryn, Seven Sisters, Neath, Neath Port Talbot. SA10 9BR



£135,000

Main Features

- NO CHAIN!
- Semi-Detached
- Three Bedrooms
- Leasehold
- Garage
- Driveway
- Large Plot
- EPC - D
- Council tax B £1,588.53pa
- Need A Mortgage? We Can Help!

General Information

Peter Morgan are pleased to offer for sale this leasehold three bedroomed spacious Semi-Detached house, having uPVC windows throughout, off road parking and gas fired heating. Benefiting from a large flat plot and fantastic views to the front and rear which will attract a lot of interest. This property is marketed at a price to sell as some refurbishment is required. Situated in a small village with a local school, shops and other amenities. Whilst having easy access to the A465 via Glynneath and down into the Swansea valley.

GROUND FLOOR

Hallway

Access through front door, part tiled walls.
Internal door to;

Lounge

(16' 5" x 11' 10" Max) or (5.00m x 3.60m Max)
uPVC windows to the side aspect, fire place, carpeted flooring, radiator and carpeted stairs to the first floor.
Doors to;

Front Room

(9' 8" x 10' 6") or (2.95m x 3.20m)
uPVC half Bay window, radiator and carpeted flooring.

Kitchen

(14' 5" x 10' 6") or (4.40m x 3.20m)
Appointed with a range of matching wooden wall and base units and worktops over with an inset stainless steel sink with mixer tap and double oven. Radiator, uPVC window to the side aspect, tiling to the floors and part tiled walls.
Door to;

Lean to

uPVC structure with, tiled flooring and transparent roof with door to access the rear garden.
Door to;

Bathroom

Comprising of a coloured panelled bath with shower head over, a walk in shower, low level WC and wash hand basin. A frosted window, tiled flooring and walls and a radiator.
(In need of updating)

Landing

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

Master Bedroom

(14' 9" x 9' 10") or (4.50m x 3.00m)
uPVC windows to the front aspect, radiator and carpeted flooring.

Bedroom Two

(11' 10" x 9' 0") or (3.60m x 2.75m)
uPVC window, radiator and carpeted flooring.

Bedroom Three

(10' 6" x 8' 6") or (3.20m x 2.60m)

uPVC window to the rear aspect, radiator and a cupboard housing a gas fired combi boiler serving domestic hot water and central heating.

EXTERNAL

Gardens

The front is laid with block paving and patio, driveway and garage. Side access to the rear large level garden, part laid to lawn and patio with outbuildings. Having great country views to the front and rear.

Leasehold details

The property is Leasehold, however the vendor has informed that the rent is £1.25 (One Pound, and Twenty Five Pence) and is paid once a year.

There is 887 years remaining.

Lease ends on 25th March 2909.

Council Tax

Band B

£1588.53

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 option 3 or email us at pmfinancial@petermorgan.net (fees will apply on completion of the mortgage)

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

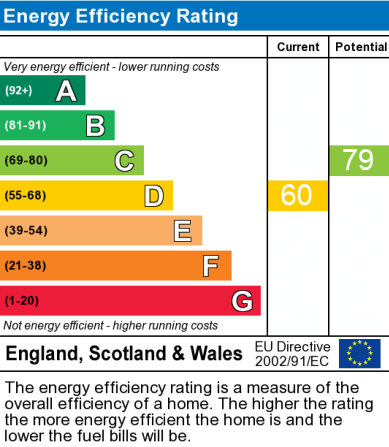
Tenure (To be confirmed) Leasehold











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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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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