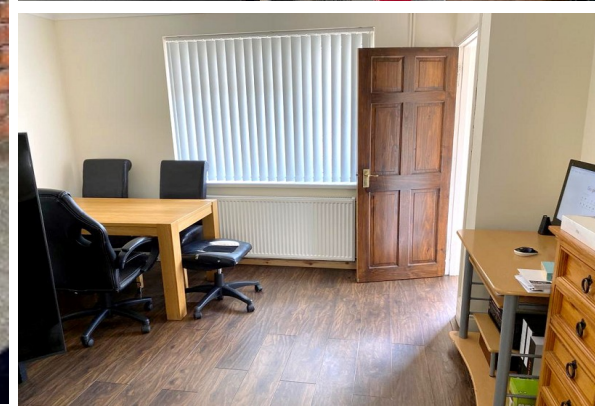


THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



6 Regent Street West, Neath, Neath Port Talbot. SA11 2PN



**£139,995**

## Main Features

- Semi-Detached
- Off Road Parking
- Corner Plot
- Low Maintenance Gardens
- EPC - D
- uPVC Double Glazing
- Gas Central Heating
- Need a Mortgage? We Can Help!

## General Information

Enjoying a corner plot of level parking and garden, we are pleased to offer for sale a two bedroomed freehold Semi-Detached residence. This property is well presented throughout and further benefits from having uPVC double glazing and gas fired heating. Located close to local schools, shops and other amenities whilst having easy road links to the Neath Town Centre, Port Talbot and the M4 corridor. Viewing comes highly recommended for any appreciation to be possible.

## GROUND FLOOR

### Entrance Hall

Enter via a uPVC front door, having laminate flooring and a radiator.

### Shower Room

A wet room comprising of a walk in shower, a low level WC and wash hand basin. With non-slip flooring and a double radiator.

### Lounge / Diner

(22' 4" x 11' 2") or (6.80m x 3.40m)

Two uPVC double glazed windows, a feature fireplace with inset gas fire, two radiators and laminate flooring.

## Kitchen/Breakfast Room

(19' 8" x 10' 10" Max) or (6.00m x 3.30m Max)

Appointed with a range of matching wall, display, larder and base units and worktops over with an inset stainless steel sink with mixer tap. A double radiator, uPVC double glazed window, tiling to the floors and part tiled walls. There are two sets of Patio doors leading to the rear garden.

## FIRST FLOOR

### Landing

Access to the loft above.

Doors to;

### Bedroom One

(10' 6" x 9' 10") or (3.20m x 3.0m)

Plus Recess.

uPVC double glazed window to the front aspect, carpeted flooring, radiator and built in wardrobes.

### Bedroom Two

(10' 2" x 8' 10" Max) or (3.10m x 2.70m Max)

uPVC double glazed window to the rear, carpeted flooring and double radiator. An airing cupboard housing a 'Worcester' gas fired combi boiler serving domestic hot water and central heating.

### Bathroom

(5' 3" x 7' 3") or (1.60m x 2.20m)

Comprising of a 'P' shaped panelled bath with shower over, pedestal wash hand basin and low level WC. A frosted uPVC double glazed window, radiator, tiling to the floor and walls.

## EXTERNALLY

## Gardens

A driveway to the front for two vehicles leading to the front garden laid with decorative stone with side access to the low maintenance patio laid side garden and a store.

## 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 [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

## 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.

## Viewings

Strictly By Appointment Only

## Utilities

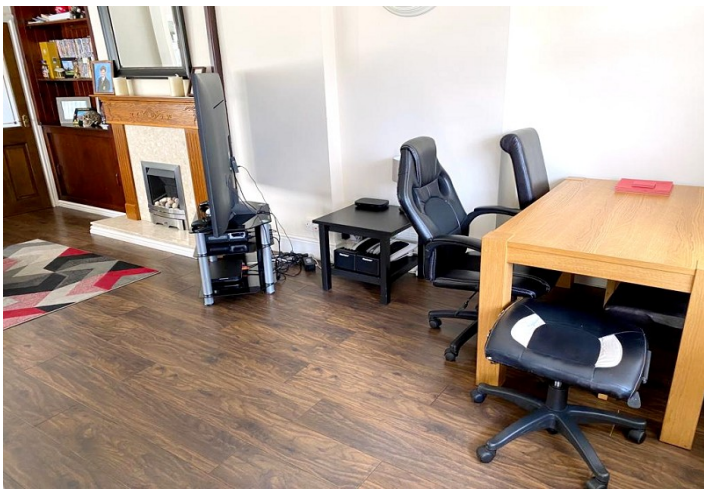
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** B

**Current heating type** Gas


**Tenure (To be confirmed)** Freehold







## 6 Regent Street West, Neath, Neath Port Talbot. SA11 2PN

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.



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 Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

### Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

### Pontyclun

pontyclun@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

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Neath Port Talbot Branch  
35 Windsor Road, Neath. SA11 1NB  
npt@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

