

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



119 Brookfield, Neath, Neath Port Talbot. SA10 7EF



£250,000

Main Features

- Detached Bungalow
- Modern Throughout
- Driveway with Garage
- uPVC Windows
- Two Bedrooms
- EPC -D
- Freehold
- Council Tax - D
- Need a Mortgage? We can Help!

General Information

Peter Morgan Group are pleased to present this detached bungalow in a sought after mixed development, a recently refurbished freehold property which is immaculately presented and has two bedrooms. There is gas fired Central heating and uPVC windows. Standing in a generous size plot with a detached garage and parking to the front. Located close to Neath town centre, the A465 and M4 corridor makes this property great for commuting. We anticipate a lot of interest and viewing is highly recommended.

Entrance Hall

Enter via front door. Closet housing a 'Vallant' combi boiler which serves domestic hot water and gas fired central heating and a radiator.

Lounge

(17' 6" Max x 13' 9" Max) or (5.34m Max x 4.20m Max)
uPVC window to the front aspect, radiator, carpeted flooring and a feature fireplace.

Bedroom One

(13' 0" x 13' 8") or (3.95m x 4.16m)
uPVC window to the rear aspect, a radiator and carpeted flooring.

Bathroom Two

(9' 2" Max x 9' 2" Max) or (2.80m Max x 2.80m Max)
uPVC window to the front aspect, a radiator and grey carpeted flooring.

Kitchen

(9' 10" x 11' 6") or (3.0m x 3.50m)

Appointed with a range of matching off white wall, sink and base units with wood effect work tops over. Integrated over with gas hobs and an extractor fan above. Plumbing in place for a wash / dryer, space for fridge freezer, stainless steel sink with mixer tap and two uPVC double glazed window. Vinyl flooring, part tiled walls and spot lights to ceiling and a back door leading to the rear garden.

Shower Room

(6' 3" x 5' 9") or (1.90m x 1.76m)

Comprising of a vanity wash hand basin and WC. A walk-in shower with shower head and glass panel. Fully tiled walls and feature back splash. Vinyl flooring and a uPVC frosted window to the rear.

EXTERNAL

Driveway

Driveway leading to a large garage with electricity. The roof has recently been renewed.

Garden

A large level laid lawn to the rear with a pathway and shrubs.

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 Quote
. 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)

Council Tax

Band C
£1798.15

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding

D


Current heating type

Gas

Tenure (To be confirmed)

Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 £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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