

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



33 Church Street, Briton Ferry, Neath, Neath Port Talbot. SA11 2JG



PETER MORGAN

**£80,000**

## Main Features

- NO ONWARD CHAIN!
- Ideal Investment
- Updating Required
- EPC - D
- Council Tax - A
- Freehold
- uPVC Double Glazed Windows
- Gas Fired Heating
- Mid Terrace
- Need A Mortgage? We Can Help!

## General Information

Offering good potential and an ideal investment this freehold mid-terraced house. Internally having two bedrooms, one reception room and bathroom to the ground floor. Situated in a small village, close to local schools, shops and other amenities whilst having easy access to the A465 and the M4 corridor. A viewing is highly recommended.

## GROUND FLOOR

### Entrance

### Living Room

(9' 10" x 12' 2") or (3.0m x 3.70m)

uPVC double glazed window to the front aspect, radiator, laminate flooring, feature fireplace with electric fire and carpeted stairs to the first floor.

Door to;

### Kitchen

Appointed with a range of matching wall and base units and stainless steel sink with mixer tap. Intergrated oven, electric hob and plumbing in place for a washing machine or tumble dryer. uPVC window to the rear aspect, tiled flooring, part tile walls, radiator and uPVC door to access the rear garden.

Door to;

## Bathroom

Comprising of a low level WC, panelled bath and wash hand basin. A small uPVC double glazed window, tiled flooring and part tiled walls.

## FIRST FLOOR

### Landing

Access to the loft above.

Doors to;

### Bedroom One

UPVC double glazed window, laminate flooring and radiator.

### Bedroom Two

uPVC double glazed window, laminate flooring and radiator.

## EXTERNALLY

### Garden

A rear unmade tier garden.

## Council Tax

Band A

£1,348.61

## Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [pmfinancial@petermorgan.net](mailto: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**

A

**Current heating type**


Gas

**Tenure (To be confirmed)**

Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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 £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.



# PETER MORGAN

## POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

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