

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



67 Giants Grave Road, Neath, Neath Port Talbot. SA11 2LN



£74,999

Main Features

- End Terraced
- Freehold
- Two Bedrooms
- Ideal Investment
- Village Located
- Gas Fired Heating
- uPVC Double Glazed Windows
- EPC - E
- Council Tax - A
- Need A Mortgage? We Can Help!

General Information

Located in a popular location for BTL is Giant Grave Road. With several schools, shops and transport links in close proximity this is an ideal buy to let. The location benefits from a no through road and inviting walks along neath canal.

The property itself is a spacious inside with two reception rooms, kitchen to the ground floor onto a rear garden and upstairs two bedrooms, family bathroom which houses a combi boiler and white suite. Internally the property needs updating so is ideal for an investor looking to add equity value to their portfolio.

GROUND FLOOR

Hallway

Enter through a uPVC front door, carpeted flooring and radiator.

Lounge

(13' 1" x 13' 1") or (4.00m x 4.00m)

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

Front Room

(13' 1" x 9' 10") or (4.00m x 3.00m)

uPVC double glazed window, radiator and carpeted flooring.

Kitchen

(13' 1" x 9' 10") or (4.0m x 3.0m)

Appointed with a range of wall and base units with worktops over and stainless steel sink with mixer tap. Gas cooker with electric hob and space for a tumble dryer. uPVC window, cushion flooring and door to access the rear garden.

FIRST FLOOR

Landing

Carpeted flooring and access to the loft above.

Doors to;

Bedroom One

(13' 1" x 9' 10") or (4.00m x 3.00m)

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

Bathroom

Comprising of a suite including a low level WC, corner bath and wash hand basin. uPVC double glazed window, cushion flooring, enclosed lighting and a combi boiler serving domestic hot water and gas central heating.

Bedroom Two

uPVC double glazed window, radiator and carpeted flooring.

EXTERNALLY

Gardens

Frontage- up communal steps and walk way the front of the property.

Yard to the rear.

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 (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+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	48	
(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 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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