

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



44 Westbourne Road, Neath, Neath Port Talbot. SA11 2EW



**£135,000 Guide Price**

## Main Features

- For Sale by Modern Auction - T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Detached Corner Plot
- Council Tax Band - C / EPC - D
- Three Good Sized Bedrooms
- Freehold
- Off Road Parking
- VIEW BID & BUY

## General Information

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £145,000 plus Reservation Fee

With no onwards chain, located on Westbourne Road this detached home has views over Neath and surrounding, a low maintenance private garden and has been partially upgraded with uPVC, combi boiler & new render.

This property has been priced to achieve a quick sale, inside offers the opportunity to add value and has potential. Internally there are two reception rooms and kitchen extension. To the first floor there are three decent sized rooms and a family bathroom. The garden offers lovely views and catches the sun all afternoon and evening.

## GROUND FLOOR

### Hallway

uPVC front door, carpeted flooring, under stairs storage cupboard and carpeted stairs to the first floor.

Doors to;

### Lounge

uPVC double glazed Bay window to the front aspect, curved radiator, feature fireplace with electric fire and carpeted flooring.

### Living Room

uPVC double glazed window to the front aspect, uPVC double glazed window to the rear aspect, radiator, feature gas fire and carpeted flooring.

### Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. Two uPVC double glazed windows, fridge freezer and washing machine. Tiled flooring, part tiles walls and a uPVC door to access the rear garden.

## FIRST FLOOR

### Landing

uPVC double glazed, feature stain glass window and carpeted flooring.

Doors to;

### Bedroom Three

uPVC double glazed window, radiator, carpeted flooring and fitted wardrobes.

### Bathroom

Comprising of a low level WC, vanity wash hand basin with mixer tap and a shower cubicle. uPVC double glazed window, radiator, respatex walls, vinyl flooring and a storage cupboard housing a combi boiler serving domestic hot water and gas central heating.

### Bedroom Two

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

## **Bedroom One**

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

## **EXTERNALLY**

### **Gardens**

Driveway to the front via gates, side garden that's laid to patio, with mature shrubs and feature existing stone wall forming the boundary, there is a rear patio, side access, Astroturfed area and views to the rear over Neath valley.

### **Please Note:**

This property has a water meter.

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

## **Auctioneer**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

**Viewings**

Strictly By Appointment Only

**Utilities**

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

**Current council tax banding**

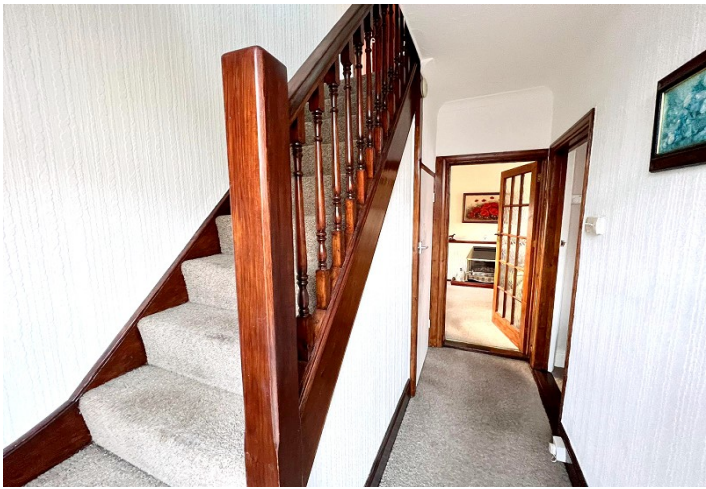
C

**Current heating type**

Gas

**Tenure (To be confirmed)**

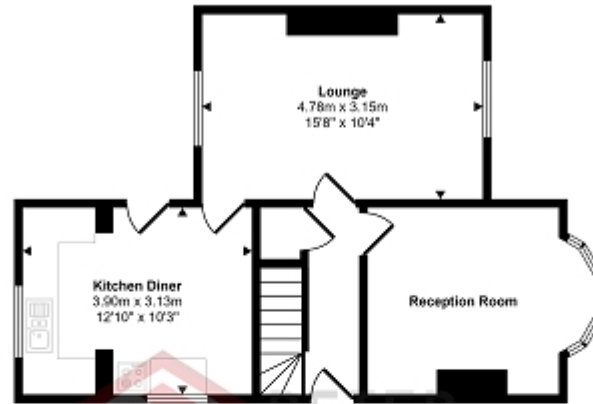
Freehold







Approx Gross Internal Area  
86 sq m / 921 sq ft



Ground Floor  
Approx 45 sq m / 485 sq ft



First Floor  
Approx 41 sq m / 436 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	55	
(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.

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