

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



30 Nant Hir, Glynneath, Neath, Neath Port Talbot. SA11 5RF



£100,000

Main Features

- NO ONWARD CHAIN
- Perfect Investment
- Village Located
- Semi-detached
- Three Bedrooms
- Freehold
- EPC - D
- Council Tax - B
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

General Information

An IDEAL opportunity for the perfect investment, this three bedroomed semi detached property located in the popular village, Glynneath. This property is in need of some updating, however it does offer a lot of potential. Benefiting from gas central heating, double glazed windows, an enclosed rear garden and possible potential for off road parking to the front.

Situated close to many local amenities, including Vale of Neath Pharmacy, two primary schools, Water Fall Country, Tesco Express and Vale of Neath Leisure Centre, whilst also having easy access to the A465 and benefits excellent public transport links.

There is a shortage of investment opportunities in this postcode so an early viewing is recommended, as we expect a high demand.

GROUND FLOOR

Hallway

Access through an aluminium front door, laminate flooring, radiator and stairs to the first floor.

Door to;

Kitchen

(18' 1" x 8' 2") or (5.50m x 2.50m)

Kitchen in need of updating.

Appointed with a range of matching wall and base units with work tops over and a stainless steel sink with mixer tap. uPVC window to the rear and side aspect, plumbing in place for a washing machine, space for an oven and fridge/freezer, radiator, storage cupboard and door to access the rear garden.

Double doors to;

Lounge

(14' 5" x 11' 6") or (4.40m x 3.50m)

uPVC window to the front aspect, laminate flooring and radiator.

FIRST FLOOR

Landing

Carpeted flooring, access to the loft above and a storage cupboard housing a boiler serving domestic hot water and gas central heating.

Doors to;

Bedroom Three

(6' 7" x 6' 7" Max) or (2.0m x 2.0m Max)

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

Bedroom One

(11' 6" x 13' 1") or (3.50m x 4.00m)

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

Bedroom Two

(14' 9" x 9' 10") or (4.50m x 3.00m)

uPVC window to the rear aspect, carpeted flooring and radiator.

Bathroom

Bathroom in need of updating.
Comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over. uPVC window to the rear aspect.

EXTERNALLY

Gardens

Front garden part decorative stone with side access to the rear garden.

An enclosed unmade rear garden, with storage sheds and access to the rear lane.

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 free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at fsteam@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)

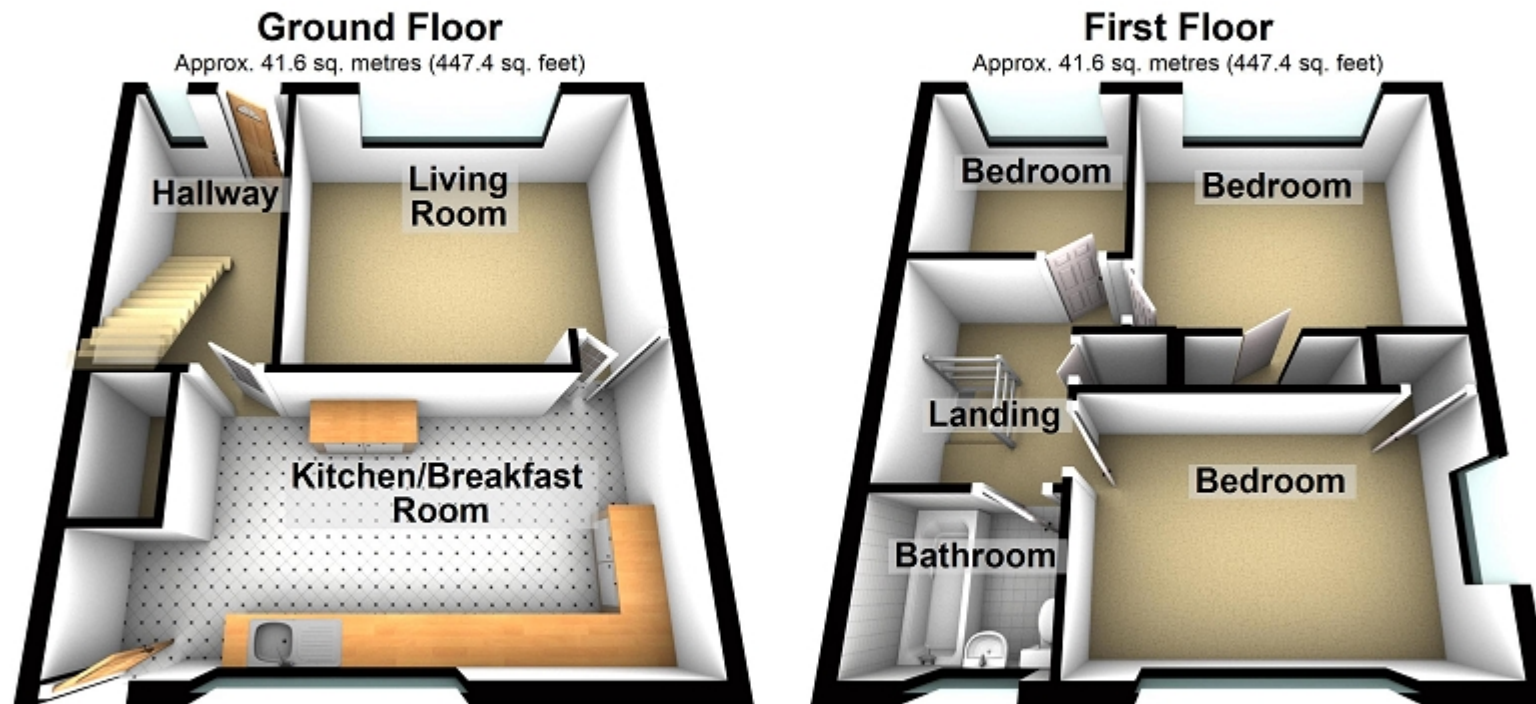
Current council tax banding B

Current heating type Gas

Tenure (To be confirmed) Freehold







Total area: approx. 83.1 sq. metres (894.8 sq. feet)

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