

7 The Hannants, Neath, Neath Port Talbot. SA10 7DE



Offers In Region Of £210,000

Main Features

- Detached Bungalow
- Two Bedrooms
- Off Road Parking
- Front and Rear Gardens
- Close to Local Amenities
- Freehold
- EPC - C
- Council Tax - D
- Need a Mortgage? We can Help!

General Information

TRADITIONAL DETACHED BUNGALOW. Situated in a popular area of traditional bungalows, conveniently located for Neath Town Centre, public transport connections and easy access to M4. This home has accommodation comprising Living Room, Dining room, Conservatory, kitchen, inner hallway, two bedrooms and family bathroom with separate WC. uPVC double glazing and gas central heating. Externally, the property benefits from front and rear gardens and driveway.

GROUND FLOOR

Entrance Porch

Enter into entrance porch, door leading the lounge.

Lounge

Window to the front aspect, feature fireplace, laminate flooring, radiator, door leading to;

Inner Hall

Doors leading to the lounge/diner, bedrooms, WC, bathroom and through way to the kitchen.

Kitchen

Appointed with white matching wall, base and sink units with work top over, stainless steel sink, integrated electric oven and electric hob with extractor over. Plumbing in place for washing machine, tiles to the floor, part tiled walls, window to the side aspect and door leading to outside of the property.

Lounge / Diner

Window to the front aspect, carpet to the flooring and radiator. Sliding doors leading to;

Conservatory

uPVC conservatory/lean to, with tiles to the floor and door leading to the garden space.

Bedroom One

Window to the rear aspect, carpeted flooring and radiator.

Bedroom Two

Window to the rear aspect, carpeted flooring and radiator.

W.C.

Low level WC, tiles to the floor and window to the side aspect.

Bathroom

Comprising of a bath with hand held shower, pedestal wash hand basin, tiles to the floor and walls, radiator, window to side aspect.

EXTERNALLY

Garden

To the front of the property there are decorative stones and a driveway. At the rear there is a patio area and mature shrubs.

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 npt@petermorgan.net (fees will apply on completion of the mortgage)

Council Tax

Band - D
£2112 Annually

Viewings

Strictly By Appointment Only

Utilities

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

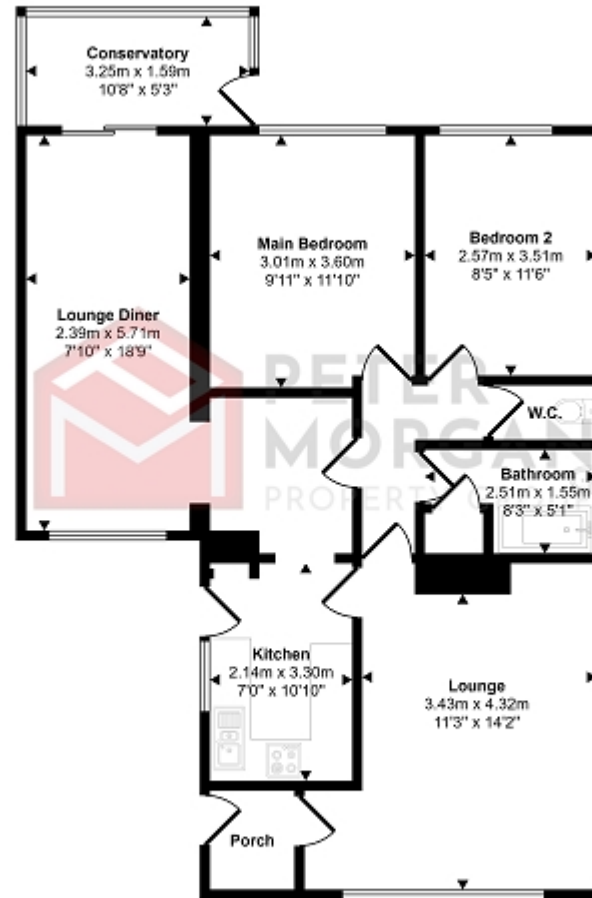
Current council tax banding C

Current heating type Gas

Tenure Freehold




Approx Gross Internal Area
84 sq m / 903 sq ft



Floorplan

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+) A | | |
| (81-91) B | | 86 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (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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