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 PETER MORGAN

42 Eastland Road, Neath, Neath Port Talbot. SA11 1HT


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£115,000

Main Features

- A Mid-Terraced House
- Freehold
- An Ideal Investment/First Time Purchase
- Three Bedrooms
- Bathroom & Downstairs WC
- uPVC Double Glazed Windows
- Gas Fired Heating
- EPC - C
- Council Tax Band - B
- Need A Mortgage? We Can Help!

General Information

This three bedroomed terraced property would make an ideal first time purchase or investment, especially from being located close to Gnoll Primary School and many other local amenities of Neath Town Centre, also having easy access to the A465 and M4 corridor. Internally benefiting from two reception rooms, kitchen, a accessible shower room with WC to the ground floor, and a family bathroom and three bedrooms to the first floor.

GROUND FLOOR

Entrance Porch

Tiled flooring, through to;

Hallway

Radiator, carpeted flooring and carpeted stairs to the first floor.

Doors to;

Lounge

uPVC double glazed bay window to the front aspect, radiator, carpeted flooring and a feature fireplace with gas fire.

Dining Room

Carpeted flooring, radiator and uPVC french doors to access the rear garden.

Kitchen

Appointed with matching wall and base units with work tops over and an inset sink with mixer tap. uPVC double glazed window, intergrated electric oven with fan over, plumbing in place for a washing machine, tiled splash back, tiled flooring, under stairs storage cupboard and a wall mounted boiler serving domestic hot water and gas central heating.

Through to;

Shower Room

Comprising of a low level WC, pedestal wash hand basin and a adapted walk in shower. uPVC double glazed window, tiled flooring, part tiled walls and radiator.

FIRST FLOOR

Landing

A split level landing with carpeted flooring and access to the loft above.

Doors to;

Bedroom Three

uPVC double glazed window, carpeted flooring and radiator.

Bathroom

Comprising of a low level WC, corner wash hand basin with mixer tap and a panelled bath with shower over. uPVC double glazed window, radiator, carpeted flooring and tiled walls.

Bedroom Two

uPVC double glazed window, radiator and carpeted flooring.

Bedroom One

Two uPVC double glazed windows, radiator and carpeted flooring.

EXTERNALLY

Gardens

An enclosed rear forecourt, patio laid with decorative stone area 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

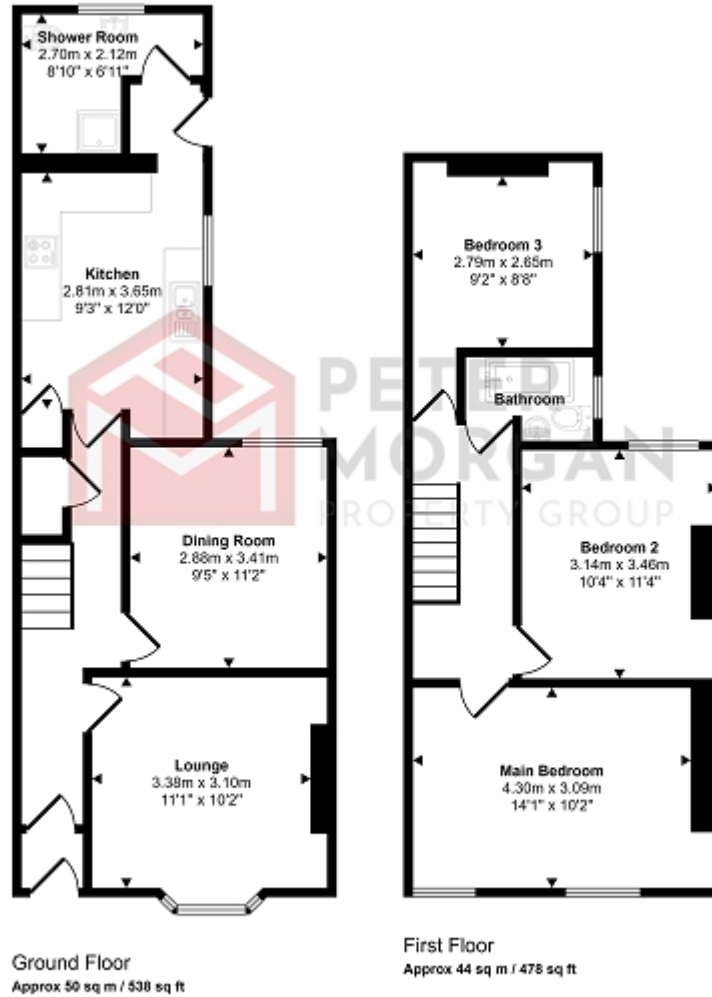
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
94 sq m / 1017 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+) A		
(81-91) B		84
(69-80) C	71	
(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.

Neath Head Office	Neath Lettings	Neath Financial Services	Bridgend	Maesteg	Port Talbot
neath@petermorgan.net	lettings@petermorgan.net	financial@petermorgan.net	bridgend@petermorgan.net	maesteg@petermorgan.net	porttalbot@petermorgan.net
33-35 Windor Road, West Glamorgan SA11 1NB	33-35 Windor Road, West Glamorgan SA11 1NB	33-35 Windor Road, West Glamorgan SA11 1NB	16 Dunraven Place, Mid Glamorgan CF31 1JD	135 Commercial St, Mid Glamorgan CF34 9DW	49 Station Road Mid Glamorgan SA13 1NW



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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Neath Branch - Head Office
33-35 Windsor Road, Neath. SA11 1NB
neath@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

