

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



109a Briton Ferry Road, Neath, Neath Port Talbot. SA11 1AS



PETER MORGAN

**Offers Over £140,000**

## Main Features

- Great Investment Opportunity
- No Onward Chain
- Off Road Parking
- Rear Enclosed Garden
- Three Bedrooms
- Close to Neath Town Centre
- Freehold
- EPC - C
- Council Tax -B
- Need a Mortgage? We can Help!

## General Information

End of terrace three bedroom property, only 8 years old, situated on Briton Ferry Road, Neath and close to local fuel station, shops and local amenities, with easy access to the M4 corridor. The property has gas central heating provided by a new combi boiler installed in November 2022 with a ten year warranty. This property is a great investment property and also a great opportunity for first time buyers.

To the ground floor there is an open plan lounge diner with French doors leading into the kitchen. There is also an additional shower room and WC to the ground floor. To the first floor there are three bedrooms and a further bathroom with shower with WC. Drop down fitted ladder to the loft space. There are low maintenance gardens to the front and rear of the property and the added benefit of off road parking for one vehicle.

Early viewing is highly recommended.

## GROUND FLOOR

## Living Room

Enter through uPVC door into the open plan living room, uPVC windows to the front and side aspect, electric fire, under stairs storage, cupboard storage with fuse board and alarm panels, laminate flooring, radiator, doors leading to shower room and kitchen. Stairs leading to first floor.

## Shower Room

Comprising of a WC, pedestal wash hand basin, single shower cubicle,towel radiator, extractor fan and tiles to the floor.

## Kitchen

Appointed with a matching wall, base and sink units in a cream high gloss with wood effect work top over. A freestanding Belling Kensington triple electric oven with 5 ring gas hob with extractor fan over, plumbing in place for washing machine and dishwasher, part tiled walls, tiles to the floor, radiator, uPVC windows and door to the rear aspect.

## FIRST FLOOR

### Landing

Access to all bedrooms, attic access with fitted drop down ladder, the combi boiler is located in the attic, carpet to the floor.

### Bathroom

Comprising of a fitted suite with WC, bath, pedestal wash hand basin, single shower cubicle, towel radiator, respertex to the wall, tiled flooring, extractor fan and uPVC window to the rear aspect.

### Bedroom One

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

### Bedroom Two

uPVC window to the rear aspect, laminate flooring, radiator.

### **Bedroom Three**

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

### **EXTERNALLY**

#### **Garden**

To the front of the property you have a graveled courtyard area with mature shrubs around, the enclosed paved rear garden is low maintenance with room for a seating area, and benefits from an external cold water tap. Gated rear access to allocated hard standing area for one vehicle.

### **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 [neath@petermorgan.net](mailto:neath@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

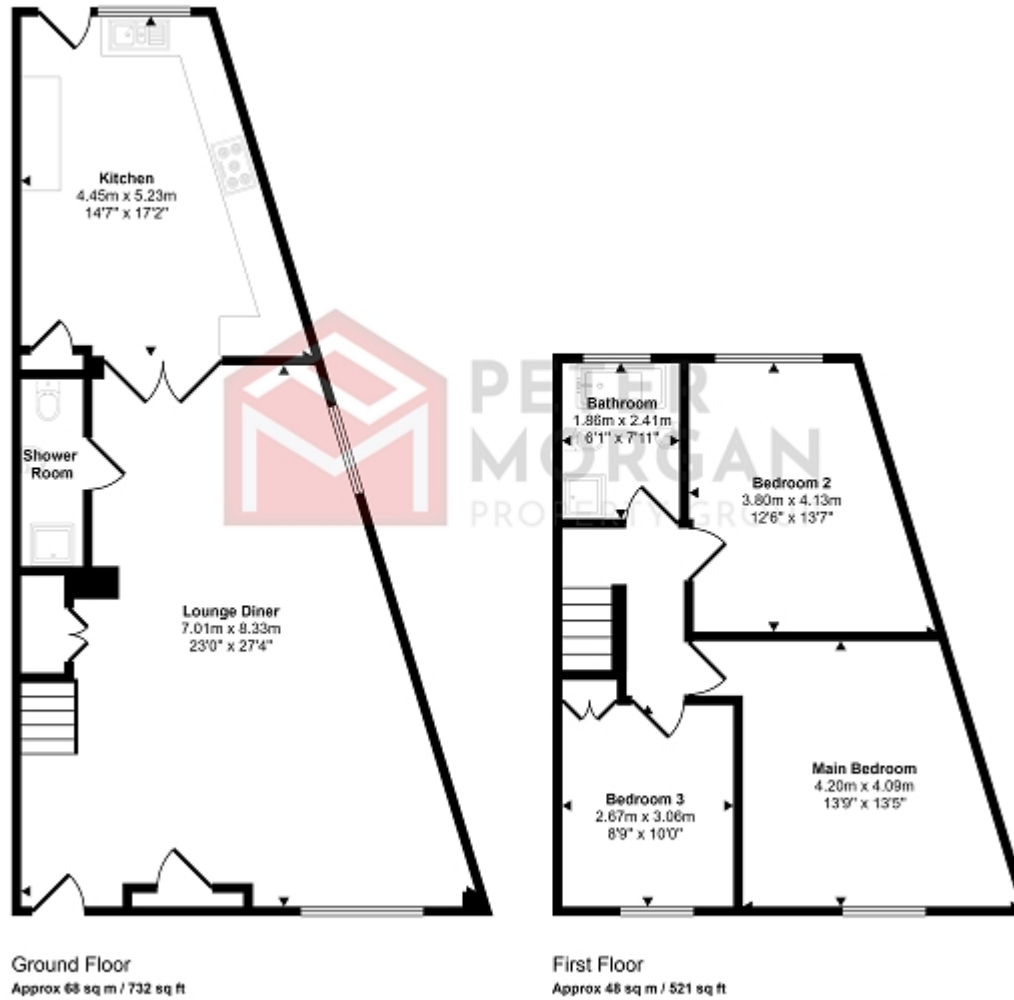
**Current heating type** Combi

**Tenure (To be confirmed)** Freehold






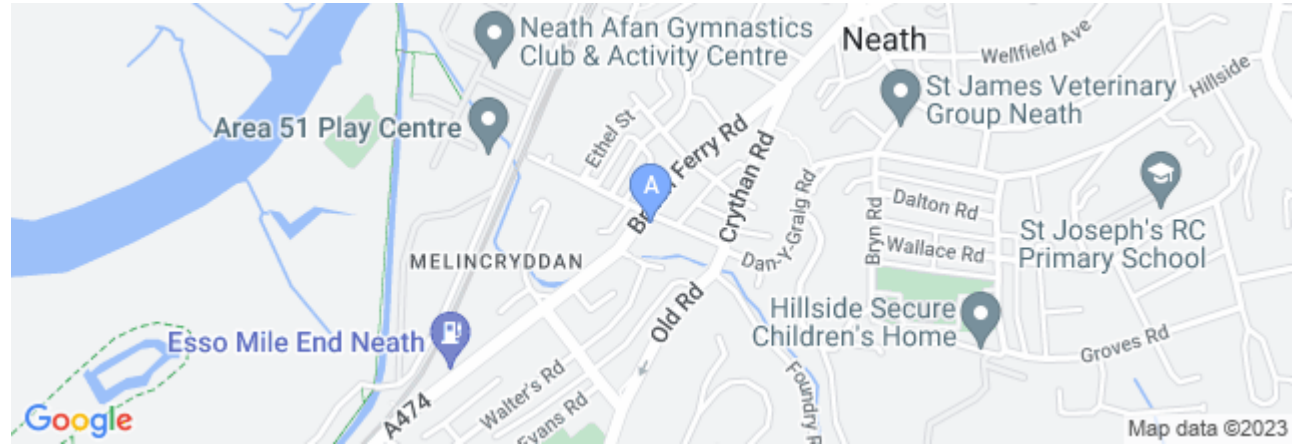
Approx Gross Internal Area  
116 sq m / 1253 sq ft



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 350.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(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 ?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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

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