

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



17 St. Marys Close, Briton Ferry, Neath, Neath Port Talbot. SA11 2JU



£225,000

Main Features

- Detached Three Bedroomed House
- Perfect Family Home
- Open Plan Living Area
- Cul-de-sac Location
- EPC - C
- Conservatory
- Freehold
- Off Road Parking
- Immaculately Presented Throughout
- Need A Mortgage? We Can Help!

General Information

This detached three bedroomed property is the perfect family home! Situated in a quiet cul-de-sac in the popular village, Briton Ferry within a short distance to Neath Town Center and close to many local amenities such as Tesco Express, McDonalds fast food restaurant, whilst also having easy access to the M4 corridor.

Internally the property benefits from an open plan living area, family kitchen, conservatory, three bedrooms, en suite and a family bathroom. Externally there is off road parking to the front and a private enclosed rear garden.

GROUND FLOOR

Porch

Enter through a uPVC door, oak door to;

Open Plan Living Space

Two uPVC double glazed windows to the front aspect, wood effect laminate flooring, two vertical radiators, oak skirting boards and oak stairs with carpet to the first floor.

Through to;

Kitchen

Appointed with a range of matching wall and base shaker style units with worktops over and an inset sink with mixer tap. uPVC double glazed window to the rear aspect, gas hob with hood over, integrated split level cooker, integrated dishwasher, washing machine, tumble dryer and fridge freezer, tiled splash back, breakfast bar, inset ceiling spotlights, porcelain tiled flooring and a door to access the rear garden.

French doors to;

Conservatory

uPVC structure with double glazed windows and uPVC double doors to access the rear garden.

FIRST FLOOR

Landing

Carpeted flooring and oak skirting boards.

Oak Doors to;

Bedroom One

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

Bedroom Two

uPVC double glazed window to the rear aspect, fitted wardrobes, oak flooring and radiator.

Door to;

En Suite

Comprising of a low level WC, wash hand basin and shower cubicle. uPVC double glazed window to the rear aspect and tiled walls.

Bedroom Three

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

Bathroom

A modern suite comprising of a low level WC, 'P' shaped bath and vanity wash hand basin. uPVC double glazed window to the rear aspect, tiled walls, wood effect laminate flooring, radiator and a storage cupboard housing a combi gas boiler serving domestic hot water and gas central heating.

EXTERNALLY

Gardens

A front driveway offering off road parking for approx three cars.

An enclosed rear garden having a patio area, laid to lawn area and part decorative stone.

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

Viewings

Strictly By Appointment Only

Utilities

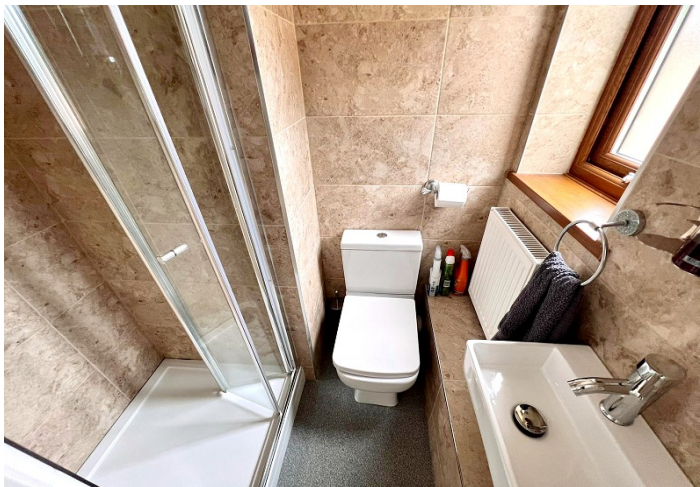
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding D


Current heating type Gas

Tenure (To be confirmed) Freehold







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	73	
(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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