









59 Pant Yr Heol, Neath, Neath Port Talbot. SA11 2HN

Offers Over £125,000

#### Main Features

- Freehold
- Mid-Terraced
- Three Bedrooms
- uPVC Double Glazing

- Garage To Rear
- EPC TBC
- Council Tax B
- Need A Mortgage? We Can Help!

#### **General Information**

This ideal investment opportunity in the popular residential area, Briton Ferry, Neath. A three bedroom, mid-terrace property with open plan ground floor in a village location, with good road access to the M4 corridor, Neath town centre and all it's local amenities. The property offers uPVC windows and gas fired heating. Ideal buy to let investment in a highly popular lettings area.

#### **GROUND FLOOR**

Through uPVC double glazed door;

# Hallway

Radiator, stairs, laminate flooring. Door to:

# Living / Dining Area

uPVC double glazed window to front and doors to back, open gas fire in surround laminate flooring, two radiators with tall ceilings.

#### Kitchen

Appointed with modern range of white matching wall and base units with woodeffect surfaces and double oven with gas hob. Black sink with mixer tap, space for American fridge freezer, open to;

# **Utility Room**

Combination boiler serving domestic hot water and gas central heating, space for washing machine and tumble dryer, uPVC double glazed door into rear garden, tiled flooring.

#### **FIRST FLOOR**

# **Split Level Landing**

Carpeted flooring.

Doors to:

## **Bedroom One (Front)**

Two uPVC double glazed windows, carpet, radiator.

#### **En Suite**

Comprising of low-level WC and pedestal wash hand basin.

# **Bedroom Two (Side)**

uPVC double glazed window, radiator, carpet.

## Bedroom Three (Rear)

uPVC double glazed window, radiator, carpet.

#### **Bathroom**

Comprising of low-level WC, vanity wash hand basin and Jacuzzi bath. Fully-tiled walls and flooring with uPVC double glazed window.

#### **EXTERNALLY**

#### To Front

Courtyard to front.

# Mortgage Advice

Outhouse 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

**Current heating type** Gas

Tenure (To be confirmed) Freehold





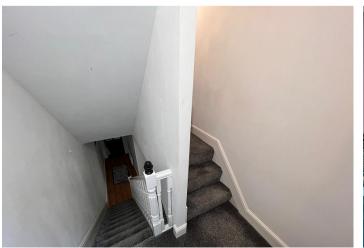
























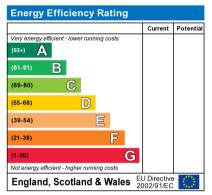




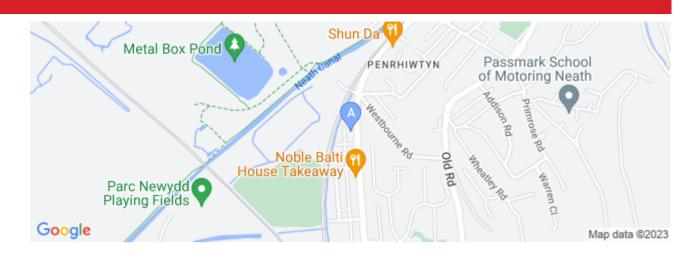




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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 ?400,000 ?400,000 up to and including ?750,000 up to and including ?1,500,000 up to

# **Neath Port Talbot**

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