

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



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



PETER MORGAN

**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 wood-effect 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](mailto: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** B

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold












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

### Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

### Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW



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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Neath Port Talbot Branch  
35 Windsor Road, Neath. SA11 1NB  
npt@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

