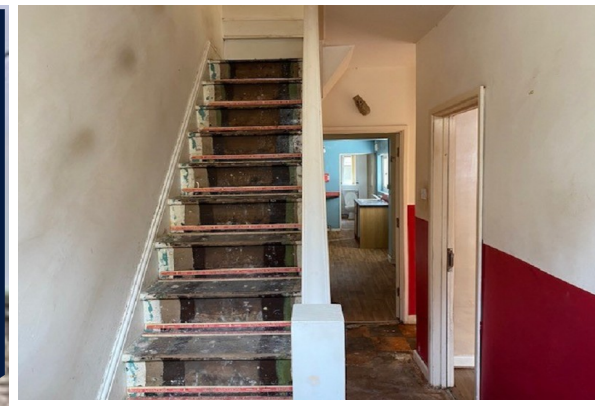


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



22 Alice Street, Neath, Neath Port Talbot. SA11 1BN



£85,000

Main Features

- Freehold
- Mid-Terraced
- Three Bedrooms
- uPVC Double Glazing
- Small Enclosed Garden To Rear
- EPC C
- Council Tax B
- Need A Mortgage? We Can Help!

General Information

An ideal investment opportunity to purchase a property which is in need of refurbishing, a freehold mid terraced three bedroom house. The property comprises of lounge, dining room, kitchen, shower room and separate WC to the ground floor with three bedrooms to the first. It has close links to the M4 corridor and the A465, situated close to Neath Town Centre with local schools, shops and amenities. Briton Ferry is an area which is in high demand on the rental market.

GROUND FLOOR

Through uPVC double glazed door to;

Entrance Hall

Radiator, stairs.

Lounge

uPVC double glazed window, radiator, meter cupboard and laminate flooring.

Dining Room

uPVC double glazed window, radiator.

Kitchen

Appointed with range of matching wall, base and sink units, built-in oven and hob, extractor fan, uPVC double glazed window and door, vinyl flooring.

Shower Room

Comprising of cladded walls, extractor fan, pedestal wash hand basin, walk -in shower, uPVC double glazed window, radiator and wall-mounted boiler serving domestic hot water and gas central heating.

Separate W.C

uPVC double glazed window, low-level WC, fully tiled walls and vinyl flooring.

FIRST FLOOR

Landing

Access to loft.

Bedroom One (Front)

uPVC double glazed window, radiator.

Bedroom Two (Rear)

Two uPVC double glazed windows, radiator.

Bedroom Three (Rear)

uPVC double glazed window, radiator.

EXTERNALLY

To Rear

Small enclosed garden.

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

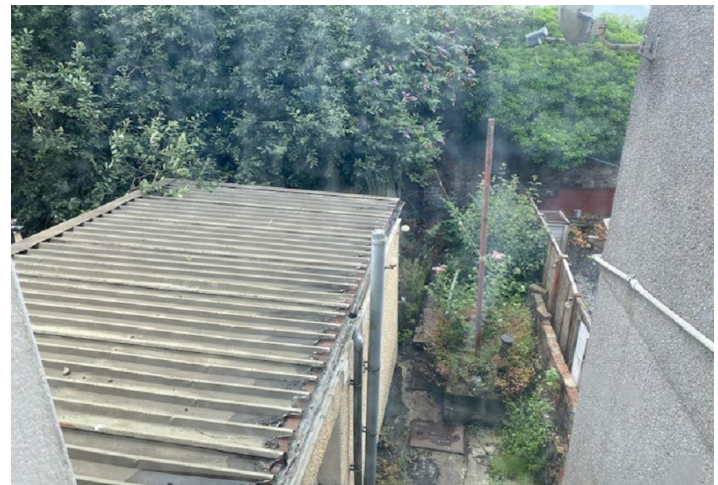
Utilities


Mains electricity, mains water, mains gas, mains drainage (services not tested).

Current council tax banding B

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		82
(69-80) C	69	
(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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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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