

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



55 Crynallt Road, Neath, Neath Port Talbot. SA11 3RN



£117,000

Main Features

- Recently Decorated First Floor Flat
- Leasehold
- Two Good Sized Bedrooms & Spacious Living Accommodation
- Private Garden & Double Parking
- uPVC Double Glazed Windows
- EPC C
- Council Tax A
- Close To Neath Town Centre
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

In this always popular location, a purpose built first floor flat, offering a spacious living accommodation, two good sized bedrooms, fitted modern kitchen, a newly fitted bathroom and private garden. Benefiting from uPVC double glazed windows, gas combi boiler and off road parking. This first floor flat would be an ideal investment opportunity, it is conventionally close to many local amenities, within a few minutes from Neath Town centre whilst also having easy access to the A465.

GROUND FLOOR

uPVC double glazed door to;

Entrance Hall

Carpeted stairs to landing.

FIRST FLOOR

Through door to;

Landing

Radiator, access to loft, carpet. Access to;

Kitchen

Appointed with range of matching wall, base and mixer tap sink units, electric oven and gas hob, extractor hood, plumbing for washing machine, space for free-standing fridge/freezer, uPVC double glazed windows with blinds to the side and front aspects, radiator, laminate flooring and wall-mounted combination gas boiler serving domestic hot water and gas central heating.

Reception Room

Dual uPVC double glazed windows with blinds to the front aspect, radiator, feature electric fireplace and carpet.

Bedroom One

uPVC double glazed window with blinds to the side aspect, storage cupboard with electric meter, radiator and carpet.

Bedroom Two

uPVC double glazed window with blinds to the front aspect, storage cupboard above stairs, radiator and carpet.

Bathroom

Comprising of electric power shower with screen, roll-top bath, pedestal wash hand basin, low-level WC, radiator with towel rail and vinyl flooring. uPVC double glazed frosted window with blinds to the side aspect.

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

A

Current heating type


Gas

Tenure (To be confirmed)

Leasehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	77
(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.

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.



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

www.petermorgan.net
03300 563 555

