

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



28 Ritson Street, Neath, Neath Port Talbot. SA11 2RN



£125,000

Main Features

- An Ideal Investment or First Time Purchase
- Three Bedroomed Terrace Property
- Enclosed Rear Garden
- EPC - D
- Two Good Sized Reception Rooms
- Close To Local Amenities
- Gas Fired Heating
- Freehold
- Easy Transport Links
- Need A Mortgage? We Can Help!

General Information

This three bedroomed terrace property, would be the ideal investment opportunity or first time purchase! Benefitting from two reception rooms and kitchen to the ground floor, three bedrooms and bathroom to the first floor. Located in a popular village close to many local amenities such as Tesco Express, Briton Ferry Rugby and Cricket Club and Park Jersey, whilst also having easy access links to the M4 corridor and a short drive to Neath Town Centre Port Talbot Town Centre.

GROUND FLOOR

Hallway

Enter through a uPVC door, laminate flooring and meter box.
Doors to;

Lounge

uPVC double glazed window and radiator.

Living Room

uPVC double glazed window to the rear aspect, radiator and stairs to the first floor.

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, laminate flooring, part tiled walls and plumbing in place for a washing machine.
uPVC double glazed door to access the rear garden.

FIRST FLOOR

Landing

Access to the loft above and storage cupboard.
Doors to;

Bedroom One

uPVC double glazed window to the front aspect and radiator.

Bedroom Three

uPVC double glazed window to the front aspect and radiator.

Bedroom Two

uPVC double glazed window to the rear aspect, radiator and a wall mounted boiler serving domestic hot water and gas central heating.

Bathroom

Comprising of a low level WC, pedestal wash hand basin and a a panelled bath with mixer tap and shower over. uPVC double glazed window to the rear aspect, clad wall and a heated towel rail.

EXTERNALLY

Gardens

An enclosed rear garden, laid to lawn with rear access.

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)

Please Note:

Council Tax Band - B
£1,289

Viewings

Strictly By Appointment Only

Utilities

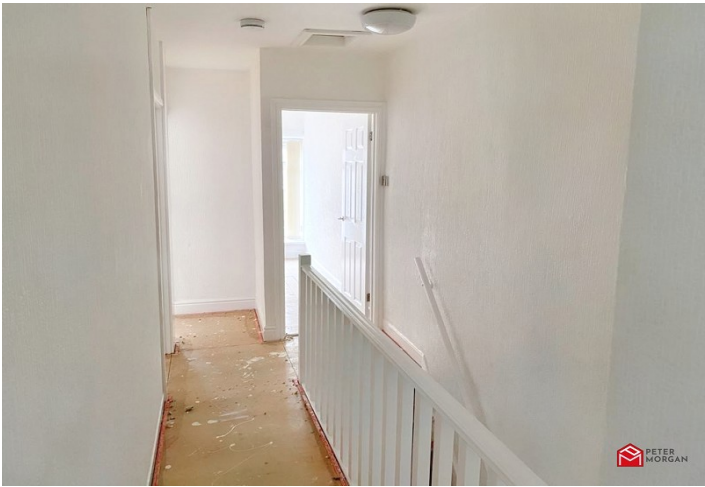
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding B

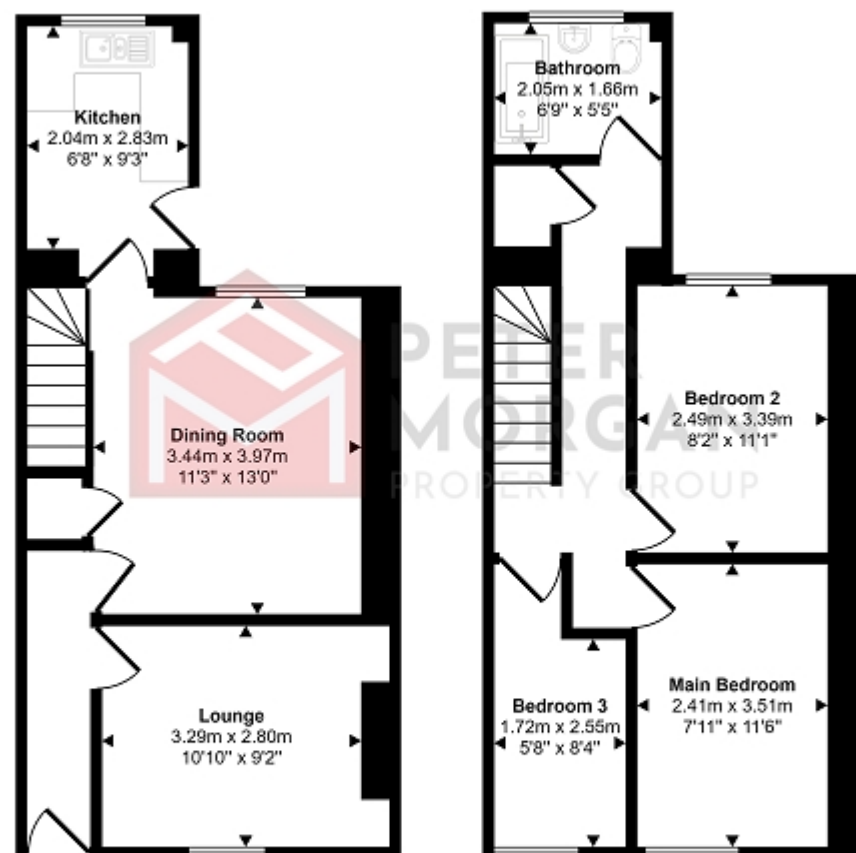
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
79 sq m / 852 sq ft



Ground Floor
Approx 39 sq m / 422 sq ft

First Floor
Approx 40 sq m / 430 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



PETER MORGAN
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