

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



119 Fairyland, Neath, Neath Port Talbot. SA11 3EF



£110,000

Main Features

- Recently Renovated
- End Terraced Property
- Three Bedrooms
- Freehold
- EPC - C
- Newly Fitted Carpets Throughout
- Gas Fired Heating
- Within Walking Distance To Gnoll Park
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

General Information

An ideal first time purchase or an investment opportunity situated in a quiet area not far from Neath Town Centre. This property has been recently renovated through out benefitting from having a new boiler fitted and being rewired throughout. Internally having a reception room, kitchen and shower room to the ground floor and three bedrooms and bathroom to the first floor.

Conveniently located close to many local amenities, a walk away from Neath Town centre and on the door step of The Gnoll Country Park, also having easy access to the A465.

GROUND FLOOR

Hallway

Radiator, carpeted flooring and stairs to the first floor.

Doors to;

Lounge

uPVC double glazed window to the front aspect, carpeted flooring and radiator.

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, radiator, cushion flooring, electric over with electric hob and extractor fan over, plumbing in place for a washing machine and tumble dryer and a combi boiler serving domestic hot water and gas central heating.

Shower Room

Comprising of a low level WC, pedestal wash hand basin and a fully tiled shower cubicle. uPVC double glazed window and cushion flooring.

Landing

Access to the loft above and carpeted flooring.

Doors to;

Bedroom One

uPVC double glazed window, carpeted flooring and radiator.

Bedroom Two

uPVC double glazed window, carpeted flooring and radiator.

Bedroom Three

uPVC double glazed window, carpeted flooring and radiator.

Bathroom

Comprising of a low level, pedestal wash hand basin and panelled bath with shower over. uPVC double glazed window, tiled walls and heated towel rail.

EXTERNALLY

Gardens

To the front there is a small front garden with steps leading to the property and side access to the rear garden.

An enclosed rear garden with side access to the rear.

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

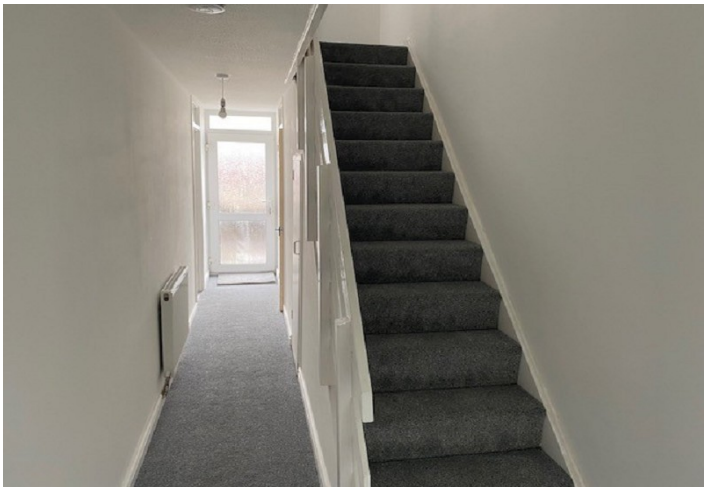
Utilities

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

Current council tax banding B

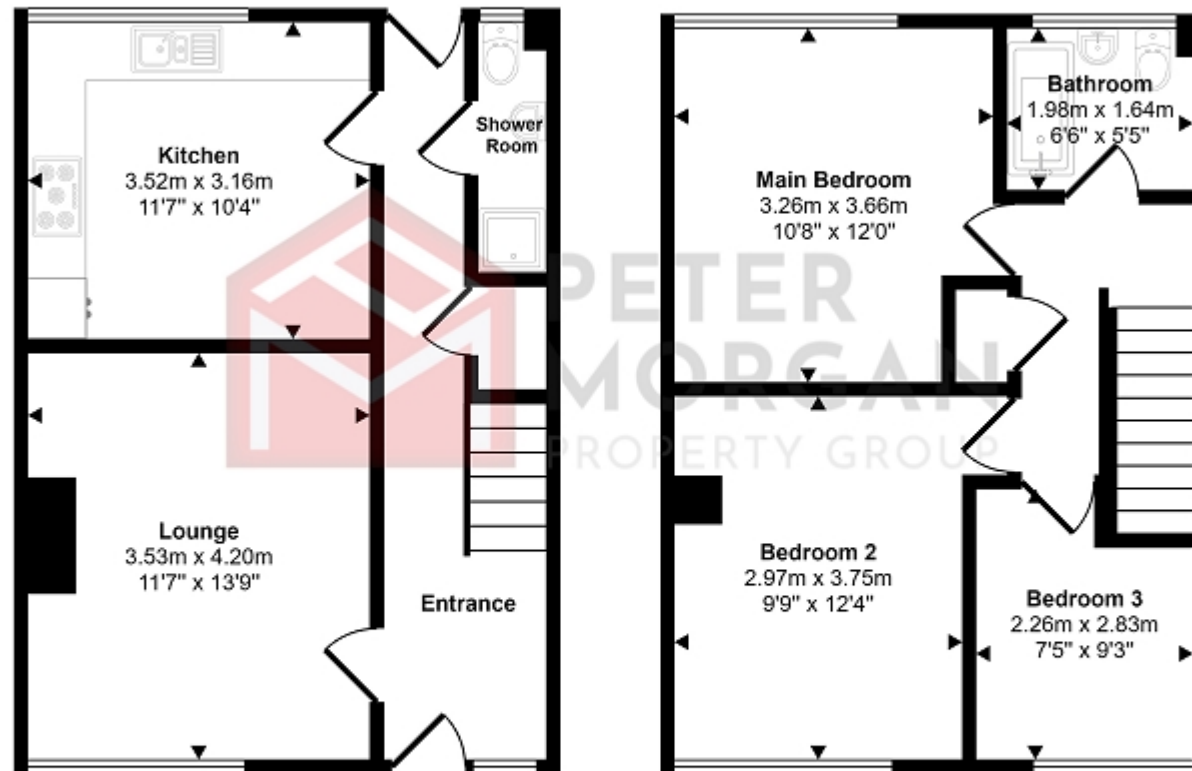
Current heating type Gas

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
82 sq m / 882 sq ft



Ground Floor
Approx 41 sq m / 440 sq ft

First Floor
Approx 41 sq m / 442 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	72	
(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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