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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



24 Yeo Street, Resolven, Neath, Neath Port Talbot. SA11 4HS



Offers Over £105,000

Main Features

- Village Location
- Three Bedroomed Mid Terraced
- Open Plan Living Room
- Freehold
- EPC - D
- Enclosed Rear Garden
- Newly Fitted Gas Boiler
- uPVC Double Glazed Windows
- Need A Mortgage? We Can Help!

General Information

This mid-terraced, three bedroomed property located in the heart of the village, Resolven. This property is the first time purchase or an investment opportunity, benefitting from an open plan living room, kitchen bathroom and WC to the ground floor and three generous sized bedrooms to the first floor, externally there is an enclosed rear garden with garage to the rear also backing onto Resolven Park.

Close to local schools, shops and many other local amenities, within walking distance Resolven Canal and a short drive to the further village, Glynneath, also having easy access to the A465.

GROUND FLOOR

Hallway

Enter via a uPVC door, laminate flooring and radiator.

Living Room

uPVC double glazed window to the front aspect, open plan reception room, radiator and laminate flooring.

Kitchen

Appointed with a range matching cream wall and base units with wood effect worktops over. A stainless steel sink, electric integral oven with a fan over, laminate flooring and a uPVC window to the rear aspect. uPVC door to access the rear garden.

Bathroom

Comprising of a white bathroom suite and a wash hand basin with mixer tap. uPVC window, tiled walls and tiled flooring.

W.C.

Comprising of a low level WC.

FIRST FLOOR

Landing

Carpeted flooring and access to the loft above.
Doors to;

Bedroom Three

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

Bedroom One

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

Bedroom Two

uPVC double glazed window to the rear aspect, carpeted flooring, radiator and a newly fitted combi boiler serving domestic hot water and central heating.

EXTERNALLY

Gardens

A fully enclosed rear garden with access to the rear.

Council Tax

Annual Council Tax - £1408

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	24	
(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.



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