

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



PETER MORGAN

77 Shelone Road, Neath, Neath Port Talbot. SA11 2PT



PETER MORGAN

£110,000

Main Features

- Three Bedroomed Property
- Ideal First Time Purchase
- End Of Terraced
- EPC - D
- Council Tax Band - B
- Freehold
- Potential For Off Road Parking To The Rear
- Tiered Rear Garden
- Gas Fire Heating
- Need A Mortgage? We Can Help!

General Information

With no onwads chain and a unique lay out, this three bedroomed property would be an ideal first time purchase. Located in a small village ideally close to many local amenities such as St Mary's Church, Briton Ferry Train Station, Jersey Park, Briton Ferry Cricket and Football Club, Tesco Express and a short drive to Port Talbot Town Centre and Neath Town Centre, whilst also having easy access to the M4 corridor.

Internally benefitting from a lounge and kitchen to the ground floor, bathroom and bedroom three to the middle floor and bedroom one and two to the top floor, also benefitting from gas fired heating, uPVC double glazed windows throughout, there is also a lane leading to a hard standing area offering off road parking to the rear.

Please Note:

There are steps leading to the front of the property.

GROUND FLOOR

Hallway

Vinyl flooring, radiator under stairs storage cupboard and carpeted stairs to the middle/first floor.

Doors to;

Lounge

uPVC double glazed window to the front aspect, laminate 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. Two uPVC double glazed windows to the front and rear aspect, vinyl flooring, radiator, space for a cooker and fridge freezer, radiator and plumbing in place for a washing machine.

uPVC door to access the rear garden.

MIDDLE FLOOR

Landing

Access to the loft above, carpeted flooring and carpeted stairs to the first floor. Doors to;

Bathroom

Comprising of a low level WC, wash hand basin, single shower cubicle and a panelled bath with mixer tap. Two uPVC frosted double glazed windows to the rear aspect, fully tiled walls, featured mirrored wall and extractor fan.

Bedroom Three/ Dining Room

Wooden flooring, storage cupboard and radiator.

uPVC patio door to access the rear garden.

Landing

Wooden flooring and access to the loft above.

Doors to;

Bedroom One

uPVC double glazed window to the front aspect, wooden flooring, radiator and fitted wardrobes.

Bedroom Two

uPVC double glazed windows to the front aspect, wooden flooring and radiator.

EXTERNALLY

Gardens

A front garden with steps leading to the property and side access to the rear.

A rear tiered garden with matured shrubs, out building and patio area, also benefitting from mountain views.

Council Tax

Annual Council Tax - £1643

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

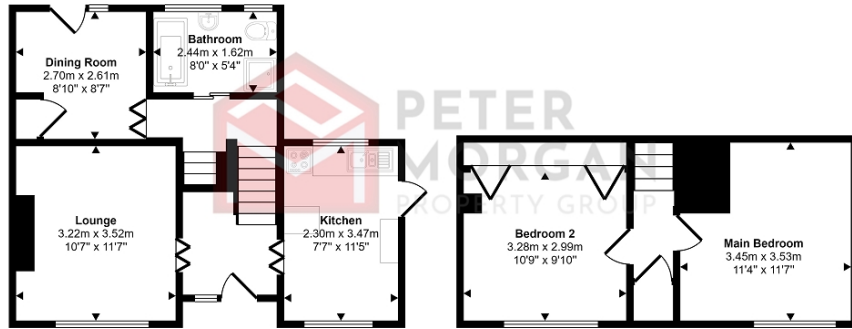
Current heating type Gas

Tenure (To be confirmed) Freehold





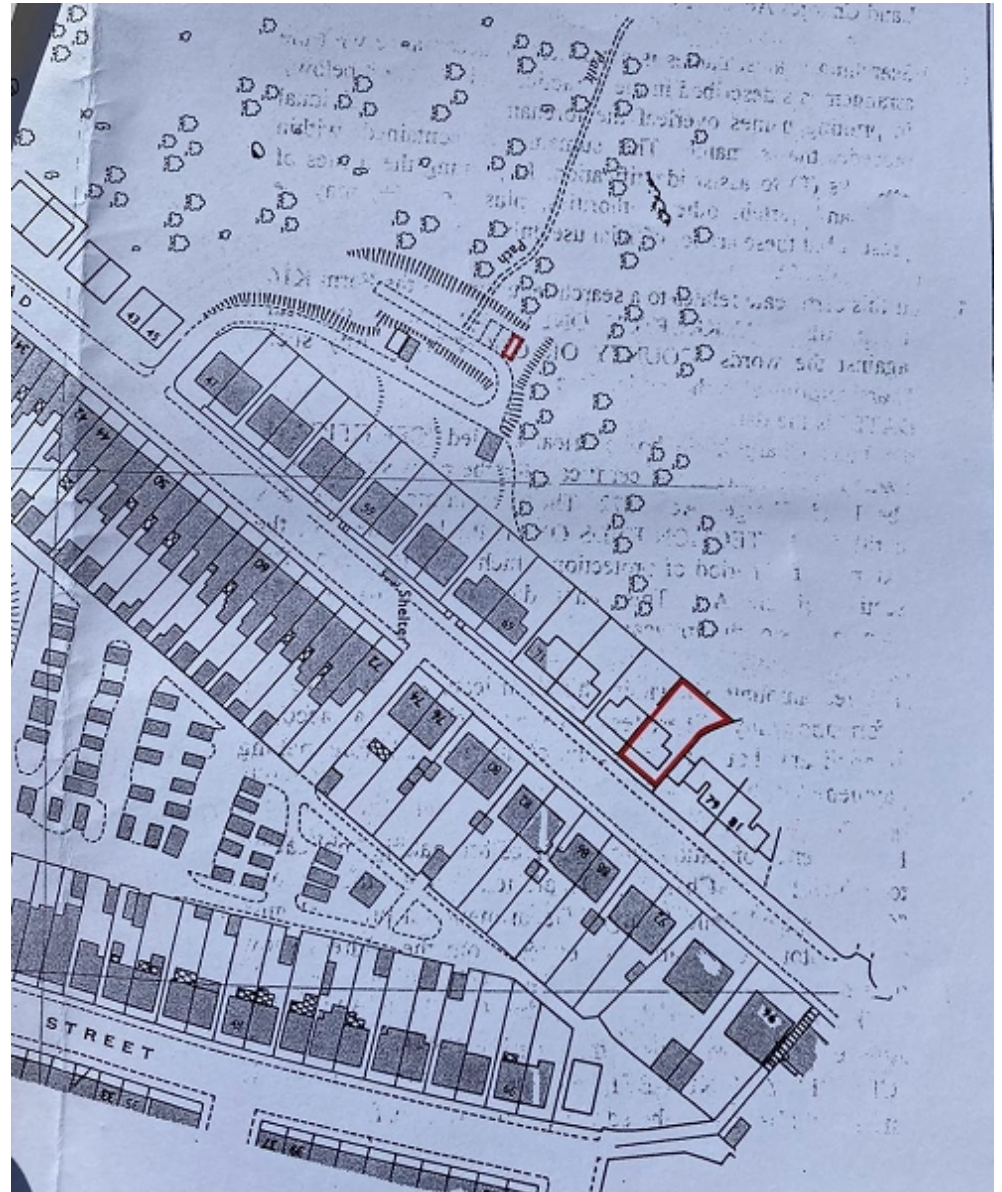
Approx Gross Internal Area
68 sq m / 735 sq ft




Ground Floor
Approx 41 sq m / 436 sq ft

First Floor
Approx 28 sq m / 299 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		86
(69-80) C		
(55-68) D	59	
(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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