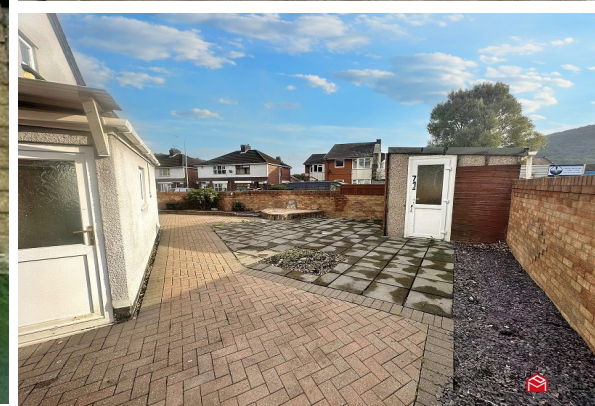


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



71 Church Street, Briton Ferry, Neath, Neath Port Talbot. SA11 2JG



£125,000

Main Features

- No Onwards Chain
- Investment Potential
- End Of Terraced Property
- Two Generous Size Bedrooms
- Large Corner Plot
- Recently Decorated Throughout
- Gas Fire Heating
- Freehold
- Need A Mortgage? We Can Help!

General Information

With no onward chain and having recently been decorated throughout? this two-bedroomed, end of terraced property conveniently located just outside Neath Town Centre in a quiet village? Briton Ferry. Internally the property offers a kitchen? lounge? utility area and downstairs WC and two bedrooms and bathroom to the first floor. The property stands on a large corner plot offering a lot of potential with an enclosed front and rear garden.

Situated close to many local amenities, such as Tesco Express? Briton Ferry Dental Care? Briton Ferry Woodland Walk and Ynysmaerdy Primary School? whilst also having easy access to the A465 and M4 corridor.

GROUND FLOOR

Through uPVC double glazed door to;

Entrance Porch

Tiled flooring with access to;

Hallway

Two storage cupboards and tiled flooring.

Utility Area

uPVC double glazed window to the side aspect, uPVC double glazed door to rear, tiled flooring and a door to access the WC.

W.C.

Comprised of low-level WC, radiator, toilet roll holder, frosted uPVC double glazed window to the rear and tiled flooring.

Kitchen

Appointed with range of matching base and wall units, built-in dual ovens and electric induction hobs with extractor hood. Dual uPVC double glazed window to the front aspect, space for free-standing fridge freezer, space and plumbing for washing machine, built-in dishwasher, part-tiled walls, radiator and cupboard housing combination boiler serving domestic hot water and gas central heating.

Reception Room

uPVC double glazed window to the rear aspect with radiator, laminate flooring and stairs to;

FIRST FLOOR

Landing

uPVC double glazed window to the side aspect with hatch access to loft, airing cupboard and radiator, carpeted flooring.

Bedroom One (Rear)

uPVC double glazed window to the rear aspect, built-in cupboard with shelves, radiator and carpeted flooring.

Bedroom Two (Front)

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

Bathroom

Comprised of Low-level WC, pedestal wash hand basin, heated towel rail, bath with electric shower over and glass screen. uPVC double glazed window to the rear aspect with part-tiled walls and tile-effect vinyl flooring.

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 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

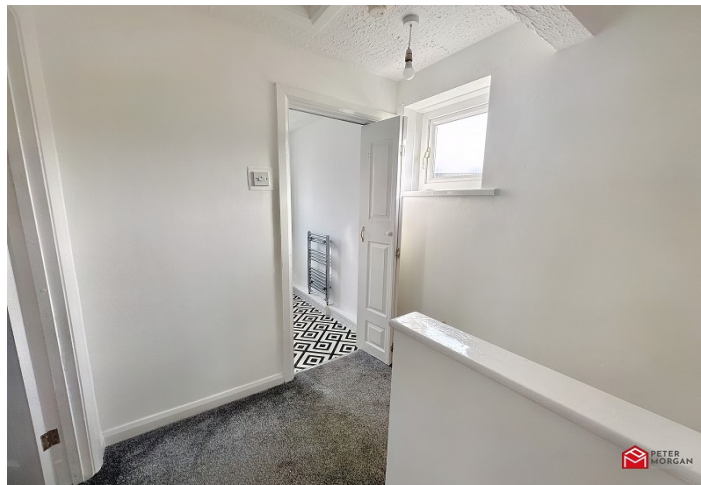
Utilities

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

Current council tax banding B

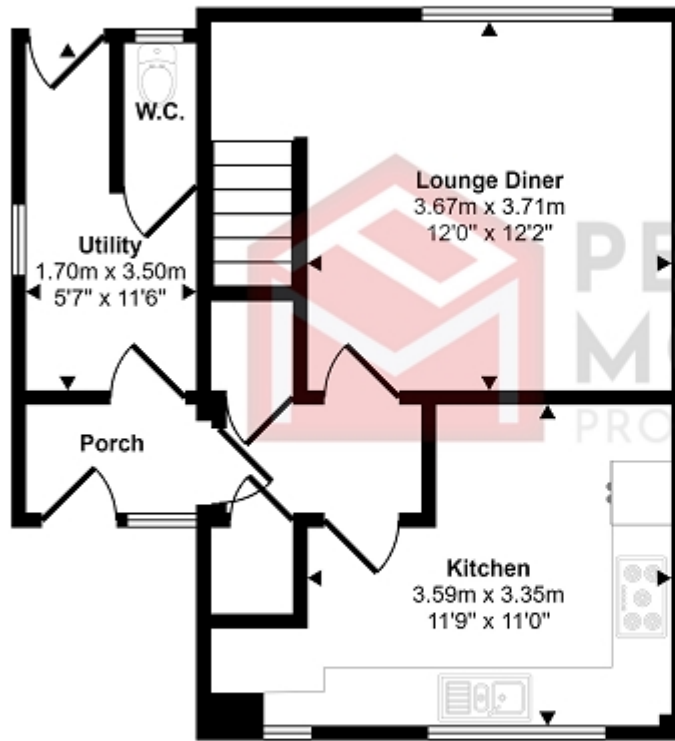
Current heating type Gas

Tenure (To be confirmed) Freehold

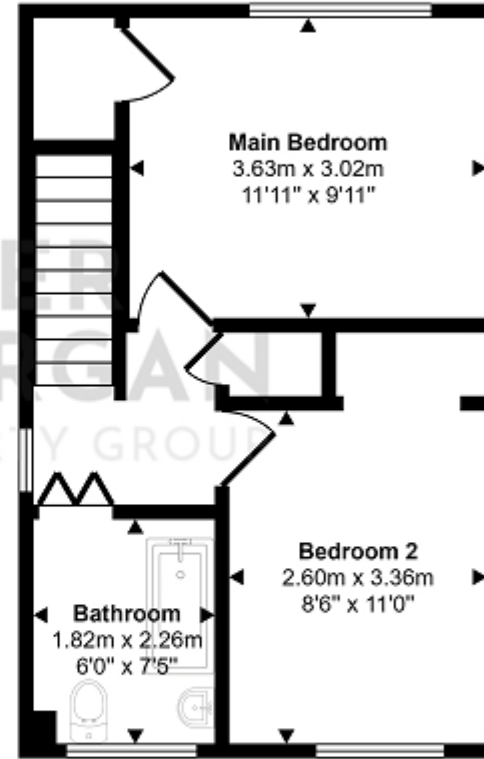




Approx Gross Internal Area
76 sq m / 815 sq ft




Ground Floor
Approx 42 sq m / 454 sq ft



First Floor
Approx 34 sq m / 361 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		
(69-80) C		
(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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