

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



33 Addison Road, Neath, Neath Port Talbot. SA11 2AY



£100,000

Main Features

- NO ONWARDS CHAIN
- Two Bedroomed Property
- EPC - D
- Freehold
- Enclosed Rear Garden
- Quiet Location
- Gas Central Heating
- Enclosed Rear Garden
- Solar Panels To The Rear
- Need A Mortgage? We Can Help!

General Information

With no onwards chain, this two bedroomed property located in a quiet location not far from Neath Town Centre offering a lot of potential. Internally this property benefits from a lounge and kitchen to the the ground floor and 2 bedrooms and bathroom to the first, also having an enclosed rear garden. Situated close to many local amenities such as Melin Infant School, St Josephs Primary School, Lidl Store and Briton Ferry FC, whilst also having excellent transport links, a short drive to Port Talbot, Aberavon Beach and the M4 Corridor.

Please visit our new and improved website for more information!

GROUND FLOOR

Entrance Porch

Enter through a uPVC door, carpeted flooring and stairs to the first floor.
Door to;

Reception Room

uPVC window to the front aspect, radiator, carpeted flooring and storage cupboard.

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 window to the rear aspect, cooker with gas hob and fan over, Aga, tiled flooring and a wall mounted boiler serving domestic hot water and gas central heating.
uPVC door to access the rear garden.

FIRST FLOOR

Landing

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

Bedroom One

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

Bedroom Two

uPVC window to the rear aspect, carpeted flooring and radiator.

Bathroom

Comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over. uPVC frosted window to the rear aspect, part tiled walls, tiled flooring and radiator.

EXTERNALLY

Garden

An enclosed rear garden with patio area, storage sheds and matured shrubs.

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)

Council Tax

Council Tax Band - A
Annually - £1408

Please Note:

The solar panels have been purchased outright by the current owner.

Viewings

Strictly By Appointment Only

Utilities

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

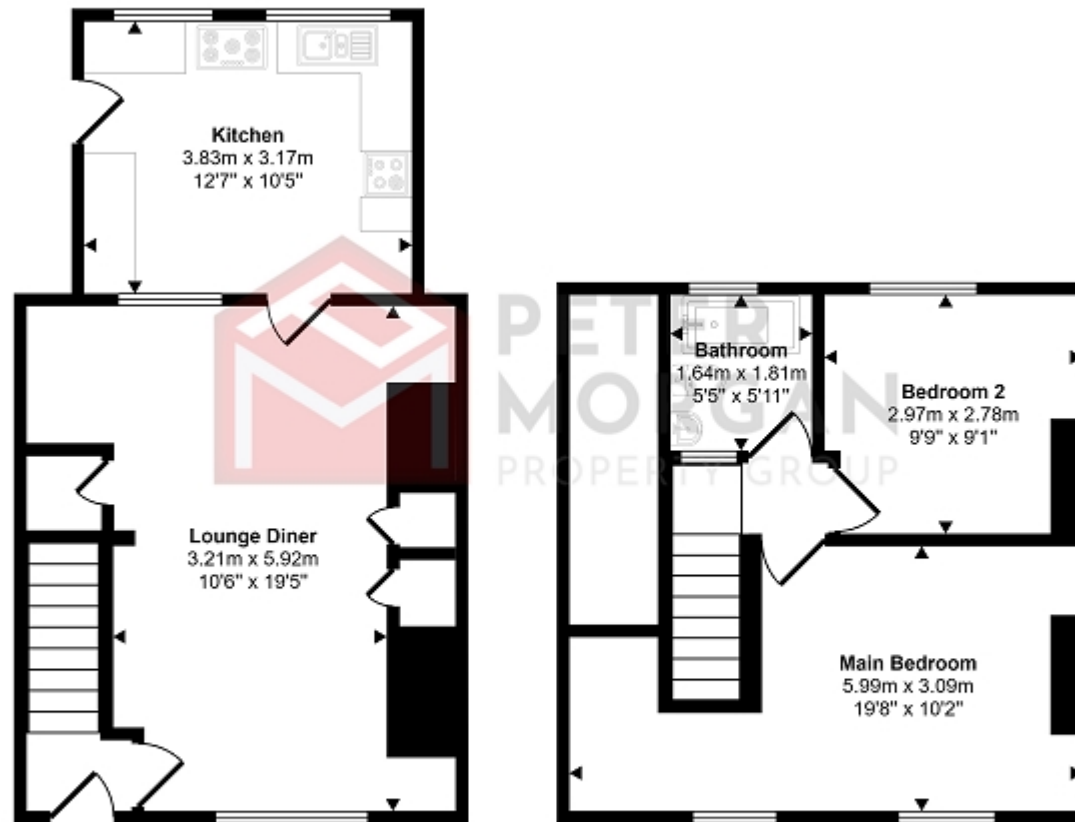
Current council tax banding A

Current heating type Gas

Tenure (To be confirmed) Freehold




Approx Gross Internal Area
78 sq m / 844 sq ft



Ground Floor
Approx 42 sq m / 455 sq ft

First Floor
Approx 36 sq m / 389 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		82
(69-80) C		
(55-68) D	55	
(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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