

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



7 Olive Branch Crescent, Neath, Neath Port Talbot. SA11 2UF



£160,000

Main Features

- Well Presented Family Home
- Semi-Detached Three Bedroomed Property
- Open Plan Kitchen Diner
- Freehold
- Enclosed Rear Garden
- Convenient Location
- EPC - TBC
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

Located in a sought after area with easy access to the M4 corridor and A465, this well presented semi detached property would be an ideal family home. Internally the property offers a lounge with solid oak flooring and a desirable family kitchen to the ground floor and three bedrooms and a bathroom to the first floor, also having an attractive front garden and a tiered rear garden with Astroturf. An early viewing is highly recommended as properties in this location very rare come available, therefor we expect a high demand of interest.

GROUND FLOOR

Hallway

Solid oak flooring, carpeted stairs to the first floor and radiator.

Doors to;

Lounge

uPVC double glazed Bow window to the front aspect, radiator, solid oak flooring and a feature fireplace with an electric fire.

Kitchen/Diner

An immaculately presented family kitchen, appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC double glazed windows to the rear and side aspect, radiators, inset ceiling lighting, integrated dishwasher, grey tiled flooring, space for a dining table, feature fireplace with electric fire and breakfast bar with integrated cook and electric hob over. uPVC door to access the side and uPVC double glazed patio doors to access the rear.

Landing

Laminate flooring and access to the loft above.

Doors to;

Bedroom One

uPVC double glazed window to the front aspect, radiator, laminate flooring and a built in storage cupboard.

Bedroom Two

uPVC double glazed window to the rear aspect, laminate flooring, radiator and storage cupboard.

Bedroom Three

uPVC double glazed window to the front aspect, laminate flooring, radiator, fitted wardrobes and a combi boiler serving domestic hot water and gas central heating.

Bathroom

Comprising of a low level WC, vanity wash hand basin with storage cupboards and a panelled bath with shower over. uPVC double glazed frosted window, heated chrome towel rail, tiled walls and laminate flooring.

EXTERNALLY

Gardens

A front garden secured with a brick built wall and gate, a path leading to the property, outside lighting and a side gate to access the rear garden.

A tiered rear garden with Astro turf, matured shrubs and a brick built out building having plumbing in place for a washing machine and a separate WC.

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

Band - B
£1643 - Annually

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
<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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