

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



42 Dalton Road, Neath, Neath Port Talbot. SA11 1UF



**£120,000**

### Main Features

- Two Bedroom End Of Terrace
- No Onwards Chain
- EPC - TBC
- Convenient Location
- Off Road Parking To The Rear
- Freehold
- Gas Central Heating
- Need A Mortgage? We Can Help!

### General Information

Situated close to Neath Town Centre in a quiet area, this charming two bedroomed property, having a blank canvas perfect for creating your unique stamp. Offering a newly fitted kitchen and a cosy lounge to the ground floor and two bedrooms and a bathroom to the first floor, also having tiered enclosed rear garden.

Close to many local amenities such as St Josephs Primary School, St Josephs Catholic Church and Gnoll Country Park, whilst also having convenient transport links, access the A465 and close to Neath Railway Station.

Please visit our new and improved website for more information!

### GROUND FLOOR

#### Entrance Porch

Enter through a uPVC door.

#### Hallway

Wooden flooring.

Access too;

#### Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap mixer tap. uPVC double glazed window to the front aspect, gas hob with extractor fan over, integrated cooker, plumbing in place for a washing machine and wooden flooring.

#### Lounge

uPVC double glazed window to rear aspect, under stairs storage cupboard, wooden flooring and radiator.

#### Rear Hallway

Wooden flooring, stairs to the first floor and a uPVC door to access the rear garden.

### FIRST FLOOR

#### Landing

Carpeted flooring and access to the loft above.

Doors to;

#### Bedroom One

uPVC double glazed window to rear aspect, radiator, built in wardrobes, radiator and an over stairs storage cupboard housing a combi boiler serving domestic hot water and gas central heating.

#### Bedroom Two

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

## Bathroom

Comprising of a low level WC, vanity wash hand basin, and a 'P' shaped bath with glass panel and shower over. uPVC double glazed window to the front aspect, part tiled walls, tiled flooring and a heated towel rail.

## EXTERNALLY

### Rear Garden

Rear garden laid with paved patio areas and decorative slate, wooden fencing, gate and steps to off street parking area.

### Mortgage Advice

PM Financial is the mortgage partner within 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 or email us at [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage).

## Council Tax

Council tax band - A  
£1408 - Annually

## Viewings

Strictly By Appointment Only

## Utilities

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

**Current council tax banding** A

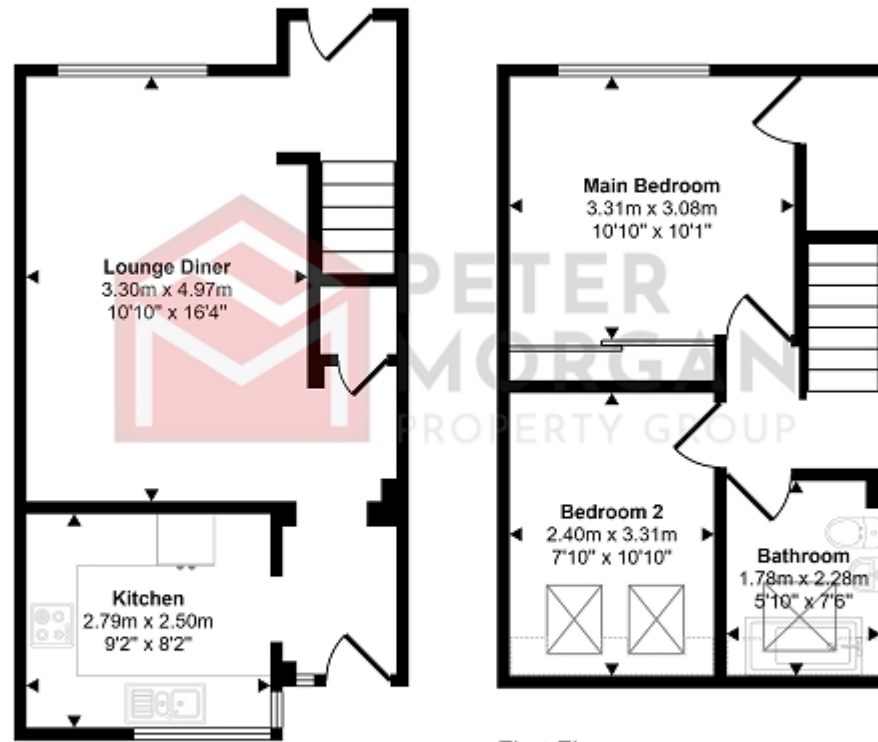
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold





Approx Gross Internal Area  
63 sq m / 674 sq ft




Ground Floor  
Approx 32 sq m / 347 sq ft

First Floor  
Approx 30 sq m / 327 sq ft

☐ Denotes head height below 1.5m

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+) <b>A</b>                                     |                         |   |
| (81-91) <b>B</b>                                   |                         |   |
| (69-80) <b>C</b>                                   |                         |   |
| (55-68) <b>D</b>                                   |                         |   |
| (39-54) <b>E</b>                                   |                         |   |
| (21-38) <b>F</b>                                   |                         |   |
| (1-20) <b>G</b>                                    |                         |   |
| <i>Not energy efficient - higher running costs</i> |                         |   |
| <b>England, Scotland &amp; Wales</b>               | 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.



# PETER MORGAN

## POSITIVELY MOVING

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