

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



74 Regent Street West, Neath, Neath Port Talbot. SA11 2RF



£125,000

Main Features

- Three Bedroomed Property
- Freehold
- End of Terraced
- Convenient Location
- EPC - E
- Gas Central Heating
- Enclosed Rear Garden
- Bathroom & WC
- uPVC Double Glazed Windows
- Need A Mortgage? We Can Help!

General Information

This three bedroomed property is located just outside the outskirts of Neath Town Centre, in the quiet area of Briton Ferry. Internally offering a lounge, utility area, bathroom and kitchen to the ground floor, three bedrooms and a separate WC to the first floor, also benefitting from a low maintenance rear garden, a newly fitted boiler and newly laid flooring throughout.

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.

Please visit our new and improved website for more information!

GROUND FLOOR

Entrance Hallway

Enter through a uPVC door, tiled flooring and stairs to the first floor.

Lounge

uPVC double glazed window to the front aspect, wooden flooring, radiator and a feature fireplace with electric fire.

Door to;

Utility

Tiled flooring, matching wall and base units with work tops over and part tiled walls.

Door to;

Bathroom

Comprising of a low level WC, pedestal wash hand basin, a panelled bath and a shower cubicle. uPVC double glazed frosted window to the rear aspect, tiled flooring and a heated chrome towel rail.

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 double glazed window to the rear aspect, space for a free standing cooker, plumbing in place for a washing machine, tumble dryer, space for a fridge freezer vertical radiator and tiled flooring.

uPVC door to access the rear garden.

FIRST FLOOR

Landing

Carpeted flooring, access to the loft above and an airing cupboard housing a combi boiler serving domestic hot water and gas central heating.

Doors to;

Bedroom One

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

Bedroom Two

uPVC double glazed window to the rear aspect, carpeted flooring, radiator and fitted wardrobes.

Bedroom Three

uPVC double glazed window to the side aspect, carpeted flooring and radiator.

W.C.

Comprising of a low level WC. Carpeted flooring and radiator.

EXTERNALLY

Gardens

An enclosed rear garden with patio slabs and a purpose built out house.

Viewings

Strictly By Appointment Only

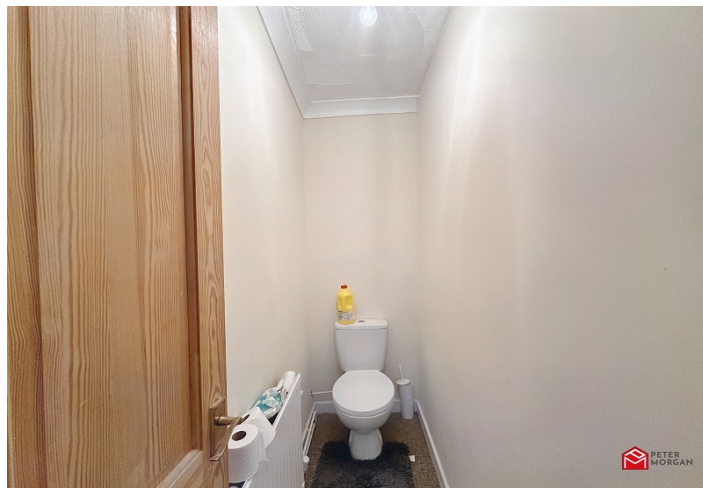
Utilities

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

Current council tax banding B

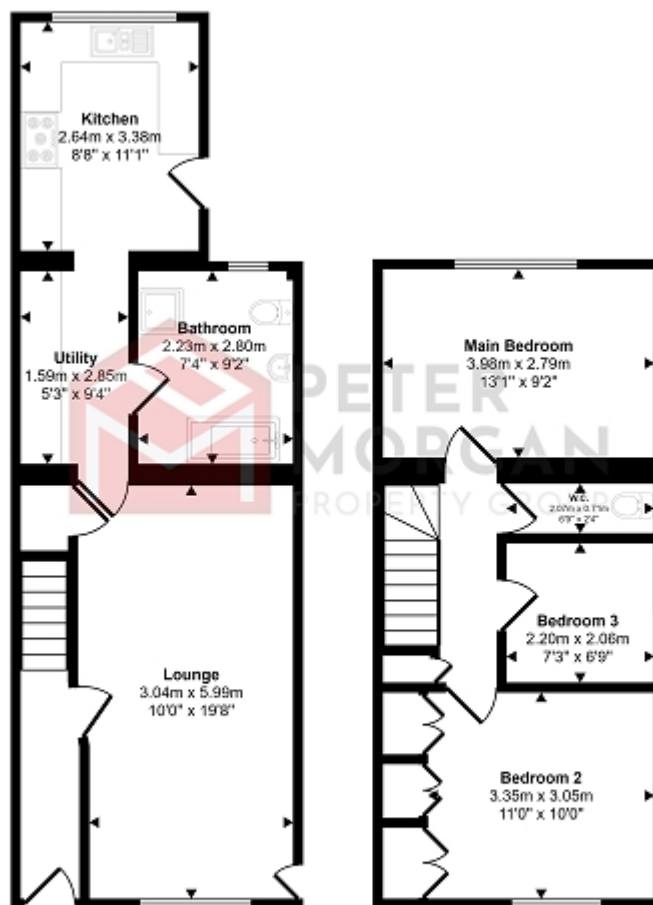
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
84 sq m / 905 sq ft



Ground Floor
Approx 47 sq m / 504 sq ft

First Floor
Approx 37 sq m / 401 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		
(39-54) E	53	
(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 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.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



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

SALES | LETTINGS | MORTGAGES | AUCTIONS

Neath Port Talbot Branch
35 Windsor Road, Neath. SA11 1NB
npt@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

