

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



29 Nant Hir, Glynneath, Neath, Neath Port Talbot. SA11 5RF



£110,000

Main Features

- With No Onwards Chain!
- Village Location
- Three Bedrooms
- Semi-Detached Property
- Freehold
- Off Road Parking
- EPC - D
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

This Semi-detached property situated close to many local amenities, including Vale of Neath Pharmacy, two primary schools, Water Fall Country, Tesco Express and Vale of Neath Leisure Centre, whilst also having easy access to the A465 and benefits excellent public transport links.

Internally this property offers a lounge and kitchen to the ground floor and three bedrooms and bathroom to the first floor, also having a driveway to the front and an enclosed rear garden.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

uPVC double glazed window to the front aspect, laminate flooring, radiator and stairs to the first floor.

Doors to;

Lounge

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

Door to;

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 windows to the side and rear aspect, integrated cooker with extractor fan over, plumbing in place for a washing machine, laminate flooring, storage cupboard and a door to access the rear garden.

FIRST FLOOR

Landing

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

Doors to

Bedroom Three

uPVC double glazed window to the front aspect, radiator and storage cupboard.

Bedroom Two

uPVC double glazed windows to the front aspect, carpeted flooring, radiator and storage cupboard.

Bedroom One

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

EXTERNALLY

Gardens

A front garden part laid to lawn and driveway with access to the rear garden.

An enclosed rear garden with an outhouse and 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

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		87
(69-80) C		
(55-68) D	59	
(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 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

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