

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



25 Neath Road, Resolven, Neath, Neath Port Talbot. SA11 4AA



£140,000

Main Features

- No Onwards Chain!
- Offers A Lot Of Potential
- Small Village Location
- EPC - D
- Freehold
- Mid Terraced House
- Low Maintenance Rear Garden
- Two Reception Rooms
- Close To Local Amenities
- Need A Mortgage? We Can Help!

General Information

Located in the heart of a friendly, semi-rural village, Resolven, this mid terraced property which offers a lot of potential. Close to many local amenities such as Ynysfach Primary School, The Ranch Breakfast Bar & Grill, Resolven Market, Resolven Football & Rugby Club, the local Library, Family Shopper and a bridge walk just over the A465 to South Wales Adventure company and Resolven Basin of Neath Canal.

Internally there are two reception rooms and a kitchen to the ground floor and three bedrooms and bathroom to the first floor, also having a low maintenance rear garden with access to the rear lane.

Please visit our new and improved website for more information!

GROUND FLOOR

Entrance Porch

Tiled flooring.

Entrance Hallway

Laminate flooring and stairs to the first floor.
Door to;

Lounge

Wooden Bay window to the front aspect, carpeted flooring and radiator.

Living Room

Laminate flooring, stairs to the first floor and patio doors to access the rear garden.

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, Gas cooker with gas hob and extractor fan over, tiled flooring and a wall mounted combi boiler serving domestic hot water and gas central heating.

FIRST FLOOR

Landing

Carpeted flooring, radiator and access to the loft above.

Bathroom

Comprising of a low level WC, vanity wash hand basin, panelled bath and a single shower cubicle. uPVC frosted window to the rear aspect, wood effect vinyl flooring, part tiled walls and radiator.

Bedroom Two

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

Bedroom Three

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

Bedroom One

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

EXTERNALLY

Gardens

A front court yard with path leading to the property.

An enclosed rear garden with patio, decking area and laid to lawn area with gate access to the lane.

Council Tax

Council Tax Band - B

Annually - £1643

Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains gas, mains water, 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	60	
(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.

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



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

