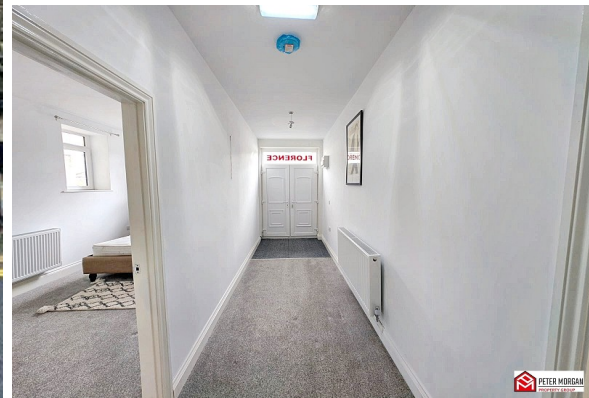


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



 PETER MORGAN
PROPERTY GROUP

Florence Hall 54a Bethlehem Road, Neath, Neath Port Talbot. SA10 6AW

£175,000



PETER MORGAN

Main Features

- NO ONWARDS CHAIN
- Rare To Market
- Detached Converted Memorial Hall
- Freehold
- Popular Village Location
- EPC - C
- Gas Central Heating
- Potential For Investment Purposes
- Three Bedrooms & Open Plan Living Area
- Need A Mortgage? We Can Help!

General Information

This property is a detached converted Memorial Hall, presenting a rare opportunity in a popular village location. The house is offered with no onwards chain, allowing for immediate occupation. It boasts a freehold status, with an EPC rating C. The property features three bedrooms, two bathrooms, and an open-plan living area, catering to contemporary living needs.

Inside, the house is heated by a gas central heating system, ensuring comfort during cooler months. The windows are double-glazed, providing efficient insulation and reducing noise. The layout maximizes space, with potential for additional investment purposes, attracting interest from both homeowners and investors.

GROUND FLOOR

Hallway

Carpeted flooring and radiator.
Doors to;

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Shower Room

Comprising of a low level WC, pedestal wash hand basin and a shower cubicle. Cushion flooring and a heated chrome towel rail.

Lounge

uPVC double glazed windows to the side aspects, carpeted flooring and radiator.

Kitchen

A modern kitchen appointed with a range of matching white gloss wall and base units with work tops over and an inset stainless steel sink with mixer tap. Integrated cooker, with hob and fan over, radiator, plumbing in place for a washing machine, space for a fridge freezer, tiled splash back and laminate flooring.

Rear Hallway

Carpeted flooring and a uPVC double glazed door to access the rear garden.

Bathroom

Comprising of a low level WC, pedestal wash hand basin and a panelled bath. Laminate flooring and radiator.

Utility Room

EXTERNALLY

Gardens

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding

Not Specified

Current heating type

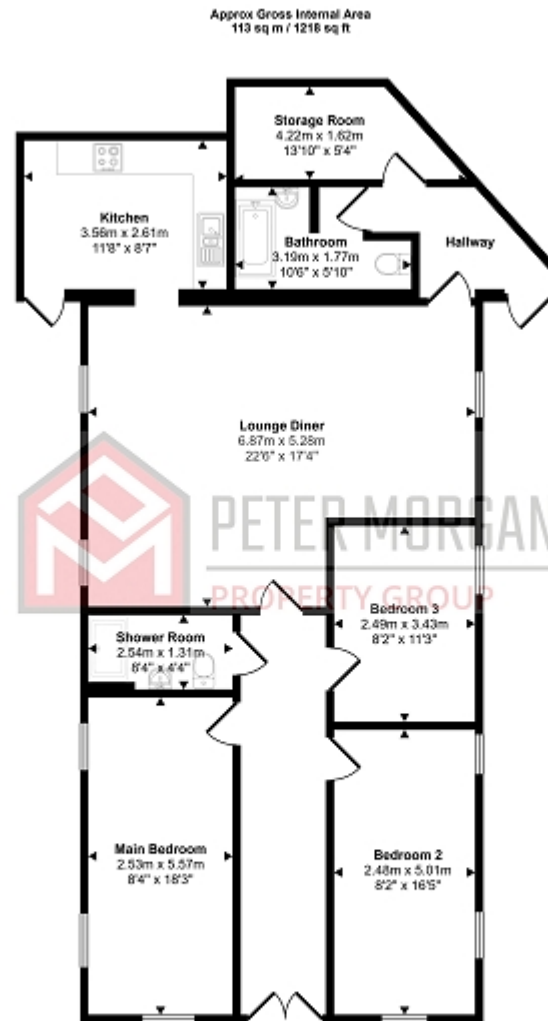
Gas

Tenure (To be confirmed)

Freehold







Floorplan

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 Snuppy 350.

Florence Hall 54a Bethlehem Road, Neath, Neath Port Talbot. SA10 6AW

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	71	
(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 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 Sales Hub

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Lettings Hub

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Financial Services

team@pmfinancial.net

The Mortgage House,
5 The Ropewalk,
Neath
SA11 1EW

Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Talbot Green Sales Hub

talbotgreen@petermorgan.net

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

Talbot Green Lettings Hub

lettingstg@petermorgan.net

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

Carmarthen Sales Hub

carmarthen@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Carmarthen Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

PETER MORGAN



PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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

www.petermorgan.net
03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

