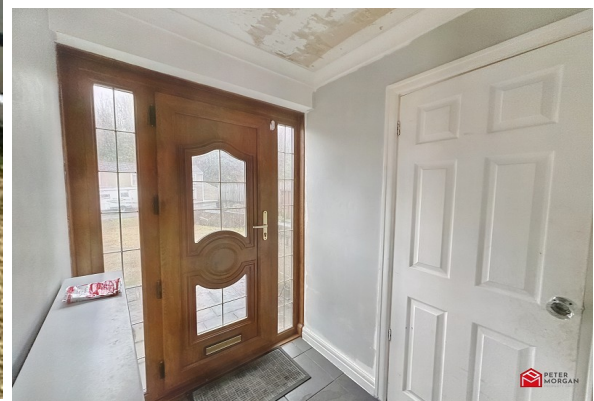


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2021  
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**The Telegraph**



29 St. Marys Close, Briton Ferry, Neath, Neath Port Talbot. SA11 2JU



**Offers Over £265,000**



## Main Features

- NO ONWARDS CHAIN
- Detached Four Bedroomed Property
- Ample Off Road Parking
- Freehold
- EPC - D
- Three Reception Rooms
- Remaining Works Required
- Quiet Location
- A Lot Of Potential
- Need A Mortgage? We Can Help!

## General Information

Located in the heart of Briton Ferry, this detached property benefitting from ample off road parking and a private rear garden. Internally the property offers three reception rooms, kitchen and utility area to the ground floor, four bedrooms and family bathroom to the first floor. Please note the property has had renovations started, however will not be finished, and sold as seen.

Having easy access to the M4 corridor and A465, also close to many local amenities such as Briton Ferry Railway Station, St Mary's Church, McDonald's Restaurant, Tesco Express, Ysgol Carreg Hir, Ysgol Gynradd Gymraeg Tyle'r Ynn and a short drive to Neath Town Centre, Port Talbot Town Centre and Aberavon Beach.

## GROUND FLOOR

### Entrance Porch

Enter through a uPVC door, tiled flooring and radiator.  
Doors to;

### W.C.

Comprising of a low level WC and wall hung basin. uPVC frosted double glazed window to the front aspect, part tiled walls and tiled flooring.

### Reception Room

uPVC double glazed patio doors to the front aspect, tiled flooring and radiator.

(Converted Garage)

### Lounge

uPVC double glazed window to the front aspect, wooden flooring, radiator and stairs to the fire floor.

Through to;

### Dining Room

uPVC French doors to access the rear garden and wooden flooring.

Door to;

### Kitchen

Appointed with a range of matching wall and base units with wood effect work tops over and an inset composite sink with mixer tap. uPVC double glazed window to the rear aspect, electric oven and gas hob with fan over, part tiles walls, wooden flooring, inset ceiling spotlights and radiator.

Through to;

### Utility Area

Base units with work tops over, plumbing in place for a washing machine, wooden flooring, uPVC double glazed window to the rear aspect, uPVC door to access the rear garden and a wall mounted boiler serving domestic hot water and gas central heating.

## FIRST FLOOR

### Landing

Wooden flooring and access to the loft above.

Doors to;

### **Bedroom One**

uPVC double glazed window to the front aspect and radiator.

### **Bedroom Two**

uPVC double glazed window to the front aspect and radiator.

### **Bedroom Three**

uPVC double glazed window to the rear aspect and radiator.

### **Bedroom Four**

uPVC double glazed window to the rear aspect and radiator.

### **Bathroom**

Comprising of a low level WC, vanity wash hand basin with mixer tap and a panelled bath with shower over. uPVC double glazed to the rear aspect and part tiled walls.

## **EXTERNALLY**

### **Gardens**

A front garden offering ample off road parking with steps to the property and side access to the rear garden.

An enclosed rear garden.

### **Council Tax**

Council Tax Band - D

Annually - £2112

### **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](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

### **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

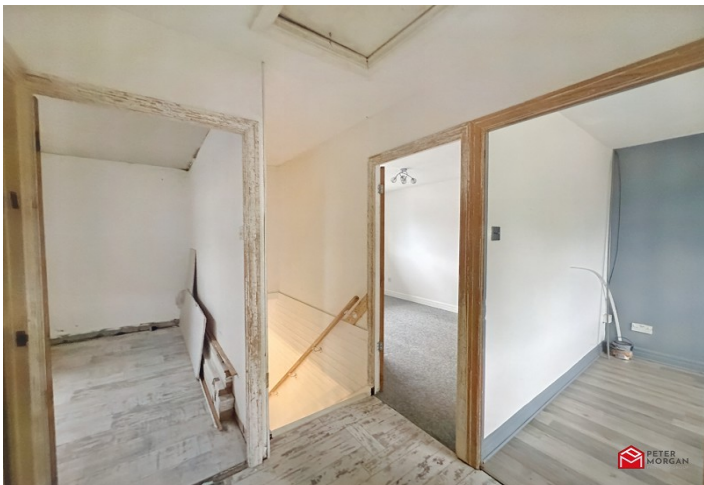
### **Utilities**

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

**Current council tax banding** D

**Current heating type** Gas

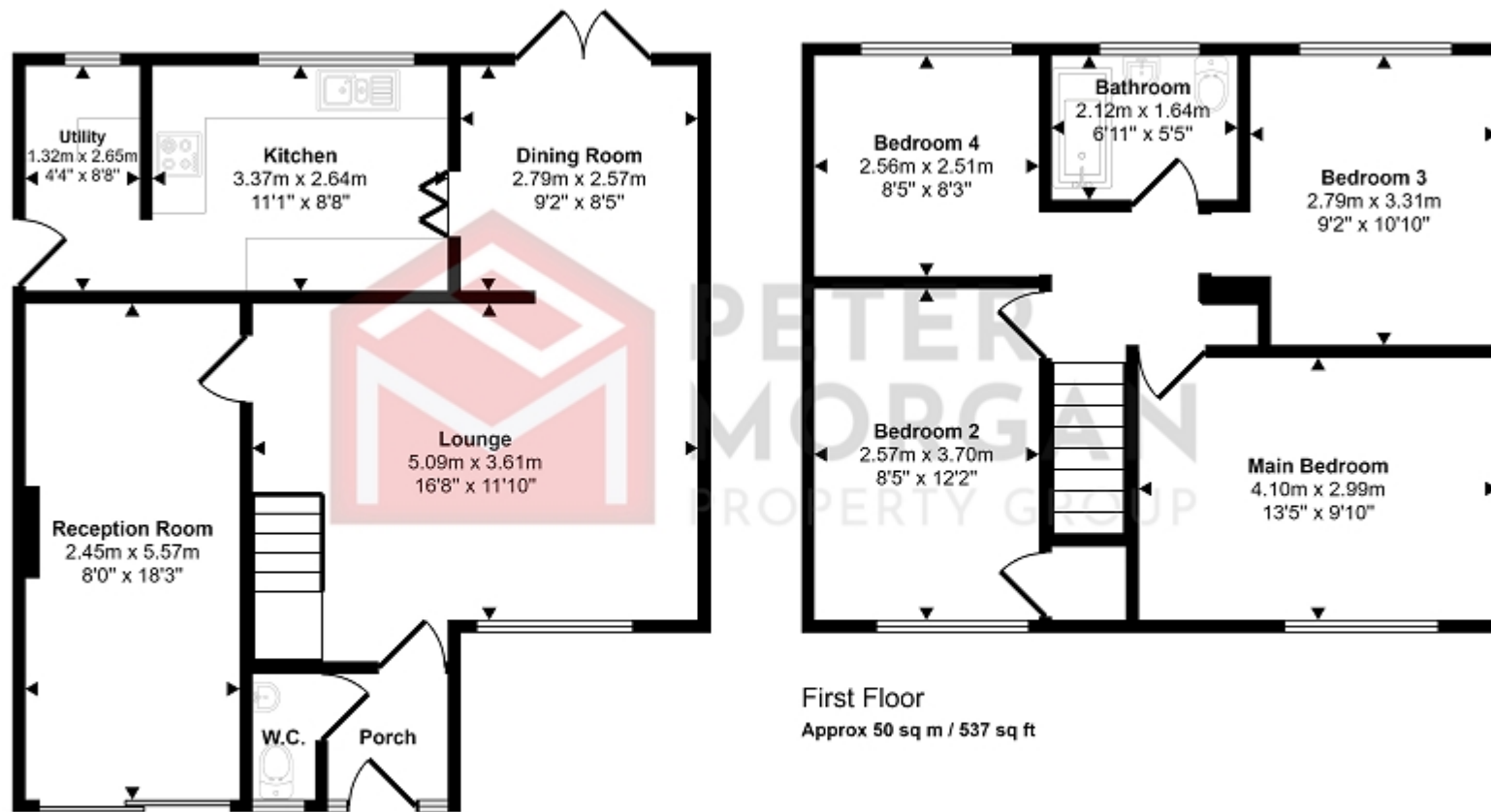
**Tenure (To be confirmed)** Freehold







Approx Gross Internal Area  
109 sq m / 1172 sq ft



Ground Floor  
Approx 59 sq m / 634 sq ft

First Floor  
Approx 50 sq m / 537 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+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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 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.

<p><b>Neath Port Talbot</b> Head Office</p> <p>npt@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p><b>Neath Port Talbot</b> Lettings</p> <p>lettings@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p><b>Neath Port Talbot</b> Financial Services</p> <p>financial@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p><b>Bridgend</b></p> <p>bridgendcounty@petermorgan.net</p> <p>16 Dunraven Place, Mid Glamorgan CF31 1JD</p>	<p><b>Maesteg</b></p> <p>bridgendcounty@petermorgan.net</p> <p>135 Commercial St, Mid Glamorgan CF34 9DW</p>	<p><b>Talbot Green</b></p> <p>talbotgreen@petermorgan.net</p> <p>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</p>
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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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