

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



48 Walters Road, Neath, Neath Port Talbot. SA11 2DW



£95,000

Main Features

- Convenient Location
- Freehold
- Three Bedrooms
- Enclosed Rear Garden
- EPC - D
- Two Reception Rooms
- Gas Central Heating
- Bathroom To The Ground Floor
- uPVC Double Glazed Windows
- Need A Mortgage? We Can Help!

General Information

With no onwads chain, this mid terraced property, conveniently located in a small village 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.

Internally the property offers two reception rooms, kitchen and bathroom to the ground floor and three bedrooms to the first floor, also having an enclosed rear garden with access to the rear lane.

Please visit our new and improved website for more information!

GROUND FLOOR

Porch

Part tiled walls and tiled flooring.

Door to;

Entrance Hallway

Carpeted flooring.

Doors to;

Lounge

(9' 9" x 10' 10") or (2.98m x 3.30m)

Aluminium window to the front aspect, carpeted flooring, radiator and a feature fireplace with gas fire.

Dining Room

(11' 10" x 11' 4") or (3.61m x 3.46m)

uPVC double glazed windows to the rear aspect, carpeted flooring, radiator, under stairs storage and a feature fireplace with gas fire.

Door to;

Kitchen

(9' 0" x 11' 11") or (2.74m x 3.63m)

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC double glazed window to the rear aspect, plumbing in place for a washing machine, built in cooker with gas hob and extractor fan over and part tiled walls.

Through to;

Inner Hallway

Space for a fridge freezer, tiled flooring and uPVC door to the rear garden.

Door to;

Bathroom

Comprising of a low level WC, pedestal wash hand basin and a panelled bath with with shower over. uPVC frosted double glazed window, carpeted flooring and radiator.

FIRST FLOOR

Landing

Access to the loft above, carpeted flooring and radiator.

Doors to;

Bedroom One

(14' 2" x 9' 11") or (4.32m x 3.02m)

Two aluminium double glazed windows to the front aspect, carpeted flooring, radiator, inset storage cupboards and radiator.

Bedroom Two

(12' 4" x 8' 4") or (3.75m x 2.54m)

uPVC double glazed window to the rear aspect, laminate flooring, radiator and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

Bedroom Three

(10' 11" x 8' 9") or (3.34m x 2.67m)

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

EXTERNALLY

Gardens

An enclosed rear garden with a gate to access the rear lane, patio area and a an Astro turf area.

Council Tax

Council tax band - B
Annually - £1643

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)

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

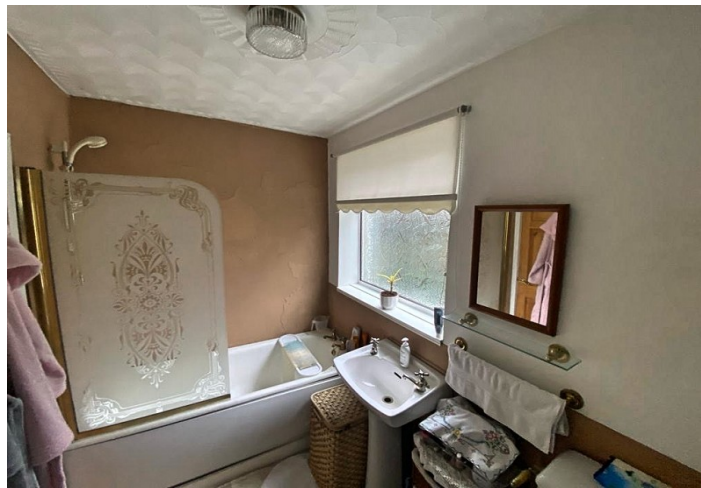
Utilities

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


Current council tax banding 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		83
(69-80) C		
(55-68) D	58	
(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.



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