

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



276 Neath Road, Briton Ferry, Neath, Neath Port Talbot. SA11 2SL



£325,000

Main Features

- No Onwards Chain
- Traditional Detached Family Home
- Three Bedrooms
- EPC - E
- Freehold
- Picturesque Rear Garden
- Off Road Parking To The Front
- Excellent Transport Links
- Well Maintained Throughout
- Need A Mortgage? We Can Help!

General Information

This traditional, Bay windowed property has been well maintained throughout and would make the perfect family home. Offering two reception rooms, WC and a kitchen to the ground floor and three bedrooms and bathroom to the first floor, also having a double gated front garden with with a driveway and access to the laid to lawn rear garden.

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.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Carpeted flooring, radiator and carpeted stairs to the first floor.
Doors to;

W.C.

Comprising of a low level WC.

Dining Room

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

Lounge

Carpeted flooring, radiator, a feature fire place with gas fire 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 ceramic sink with mixer tap. uPVC double glazed window to the rear aspect, integrated oven, gas hob, space for a fridge, plumbing in place for a washing machine, wooden cladding ceiling, vinyl flooring, radiator and a uPVC door to access the rear garden.

FIRST FLOOR

Landing

uPVC stain glass window to the side aspect and carpeted flooring.
Doors to;

Bedroom Three

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

Bedroom One

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

Bedroom Two

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

Bathroom

Comprising of a low level WC, pedestal wash hand basin, panelled bath and a corner shower cubicle. uPVC frosted double glazed window to the rear aspect, inset ceiling lights, heated chrome towel rail and access to the loft above.

EXTERNALLY

Gardens

Double gated access to the front laid to lawn garden with a drive way offering off road parking and side access to the rear.

A beautiful, laid to lawn rear garden with access to the garage from the old road. The rear garden has recently had outline planning for a detached property with access off the old road.

Along side the double garage is a double-gated entrance to a hard-standing area.

Garage

A double garage with an up and over door.
Access to the old road.

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

Annually - £2112

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 drainage, mains gas (services not tested)

Current council tax banding D

Current heating type Gas

Tenure (To be confirmed) Freehold







| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 48 | |
| (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

Talbot Green

talbotgreen@petermorgan.net

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



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

www.petermorgan.net
03300 563 555

