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PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



227 Old Road, Neath, Neath Port Talbot. SA11 2ES



£160,000

Main Features

- Perfect Family Home
- Three Bedrooms
- Freehold
- EPC - D
- Popular Location
- Kitchen Diner
- Gas Central Heating
- Council Tax Band - C
- Need A Mortgage? We Can Help!

General Information

This three bedroomed, semi detached property would make an ideal family home. Situated in a popular area, close to many local amenities such as Ysgol Carreg Hir, Tesco Express, Briton Ferry Rail Way Station, a short drive to Neath Town Centre, Port Talbot Town Centre and Aberavon Beach.

Internally the property offers a cosy lounge, kitchen diner with French doors to access the rear garden and three bedrooms and a family bathroom to the first floor, also having off road parking to the front of the property.

Please visit our new and improved website for more information!

GROUND FLOOR

Entrance Hallway

Frosted uPVC double glazed window to the side aspect, laminate flooring, radiator, stairs to the first floor and a wall mounted combi boiler serving domestic hot water and gas central.

Doors to;

Lounge

uPVC double glazed Bay window to the front aspect, laminate flooring, radiator and a feature fireplace.

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 double glazed window to the rear aspect, gas cooker with fan over, tiled flooring, radiator, space for a fridge freezer, inset ceiling spotlights and uPVC French doors to access the rear garden.

Landing

Carpeted flooring.

Doors to;

Bedroom One

(7' 9" x 9' 7") or (2.35m x 2.93m)

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

Bedroom Two

(11' 10" x 10' 1") or (3.61m x 3.08m)

uPVC double glazed window to the rear aspect, laminate flooring and radiator.

Bedroom Three

(8' 11" x 7' 5") or (2.73m x 2.27m)

uPVC double glazed window to the rear aspect, laminate flooring, radiator and access to the loft above.

Bathroom

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

EXTERNALLY

Gardens

A front driveway offering off road parking and side access to the rear garden.

An enclosed rear garden with patio area and steps leading to laid to lawn area with garden shed.

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.

Council Tax Band

Council Tax Band - C
Annually - £1877

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)

Viewings

Strictly By Appointment Only

Utilities

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


Current council tax banding C

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		82
(69-80) C		
(55-68) D	67	
(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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