

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



5 Havard Jones Close, Neath, Neath Port Talbot. SA11 2HR



£249,950

Main Features

- NO ONWARDS CHAIN
- Perfect Family Home
- Detached Property
- Freehold
- EPC - C
- Off Road Parking & Garage
- Quiet Location
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

General Information

Set in a quiet residential development, this detached property would make an ideal family home. Offering two reception rooms, kitchen, utility area and WC to the ground floor and three bedrooms and bathroom to the first floor, also benefitting from off road parking to the front and an enclosed rear garden.

In this convenient location close to many local amenities such as Ysgol Gynradd Baglan, Melyn Infant school, Tesco Express, Briton Ferry Railway Station, 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

Entrance Hallway

Enter through a uPVC door, carpeted flooring, radiator and stairs to the first floor.
Door to;

Lounge

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

Dining Room

Carpeted flooring, radiator and uPVC 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 stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, integrated oven and gas hob with fan over, laminate flooring, radiator, plumbing in place for a washing machine and dishwasher, space for a fridge freezer and storage cupboard.

Door to;

Utility Room

Appointed with a range of matching wall and base units with work top and stainless steel sink. Laminate flooring, part tiled walls, plumbing in place for a washing machine, radiator and door to access the rear garden.

W.C.

Comprising of a low level WC and wash hand basin.

FIRST FLOOR

Landing

Carpeted flooring, airing cupboard and access to the loft above.
Doors to;

Bedroom One

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

En Suite

Bedroom Four

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

Bedroom Three

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

Bedroom Two

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

EXTERNALLY

Gardens

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

A private rear garden with decorative stone and decking area.

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 - £2581

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 E

Current heating type Gas

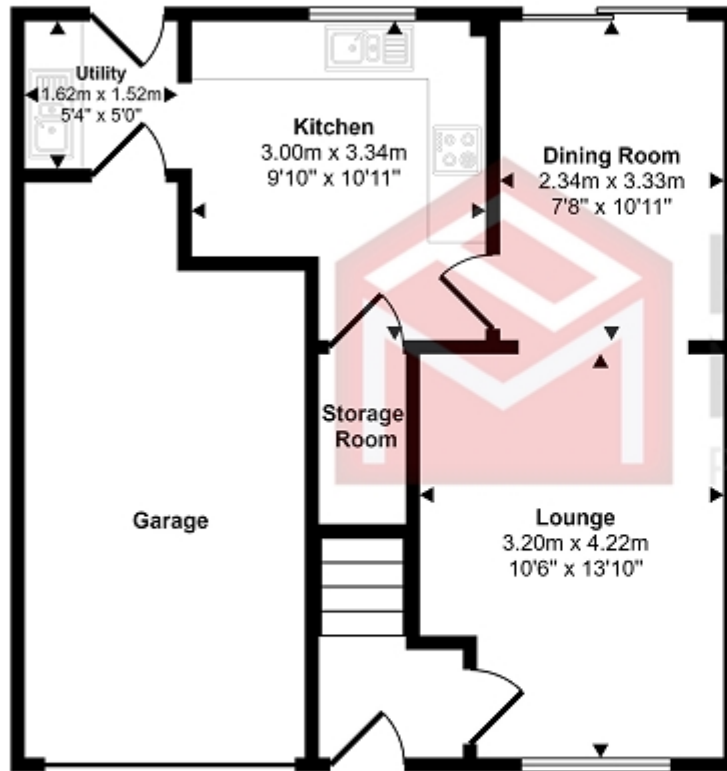
Tenure (To be confirmed) Freehold



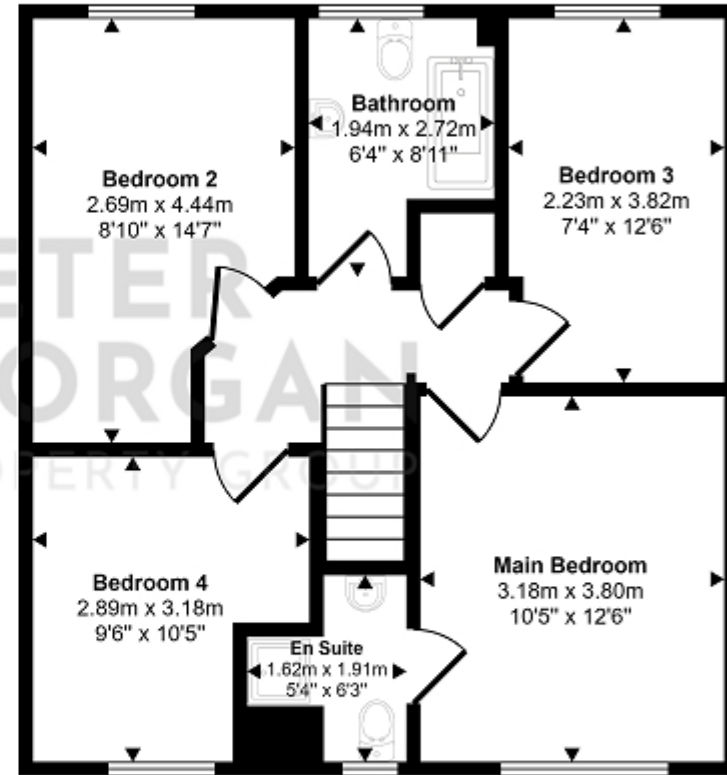




Approx Gross Internal Area
112 sq m / 1208 sq ft



Ground Floor
Approx 56 sq m / 604 sq ft



First Floor
Approx 56 sq m / 604 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	76	
(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.

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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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