

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



31 Dalton Road, Neath, Neath Port Talbot. SA11 1UG



**£68,000 Guide Price**

## Main Features

- NO ONWARDS CHAIN
- Freehold
- Two Bedrooms
- EPC - D
- Offering A Lot Of Potential
- Convenient Location
- Enclosed Rear Garden
- Gas Central Heating
- Need A Mortgage? We Can Help!

## General Information

Situated close to Neath Town Centre in a quiet area, this terraced property, having a blank canvas perfect for creating your unique stamp. Comprising of a kitchen and lounge to the ground floor, two bedrooms and bathroom to the first floor, also having an enclosed rear garden.

Close to many local amenities such as St Josephs Primary School, St Josephs Catholic Church and Gnoll Country Park, woodland walks, whilst also having convenient transport links, access the A465 and close to Neath Railway Station.

Please note this property is for sale through modern method of auction!

## GROUND FLOOR

### Hallway

Storage cupboard.

Doors to;

### 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 window to the front aspect, plumbing in place for a washing machine, space for a fridge freezer, electric storage heater.

### Lounge

uPVC window to the rear aspect and electric storage.

Door to;

### Inner Hallway

Stairs to the first floor.

Door to access the rear garden.

## FIRST FLOOR

### Landing

Access to the loft.

Doors to;

### Bedroom One

Two uPVC windows to the front aspect, electric storage heater and storage cupboard.

### Bathroom

Comprising of a low level WC with pedestal wash hand basin and panelled bath. uPVC frosted window to the front aspect, part tiled walls and electric storage heater.

### Bedroom Two

uPVC window to the front aspect, electric storage heater.

## EXTERNALLY

### Gardens

Steps leading to the property.

A rear garden laid to lawn with access to the rear lane.

### **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.

### **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)

### **Auctioneer Comments**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

### **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

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

**Current council tax banding** A

**Current heating type** Electric

**Tenure (To be confirmed)** Freehold

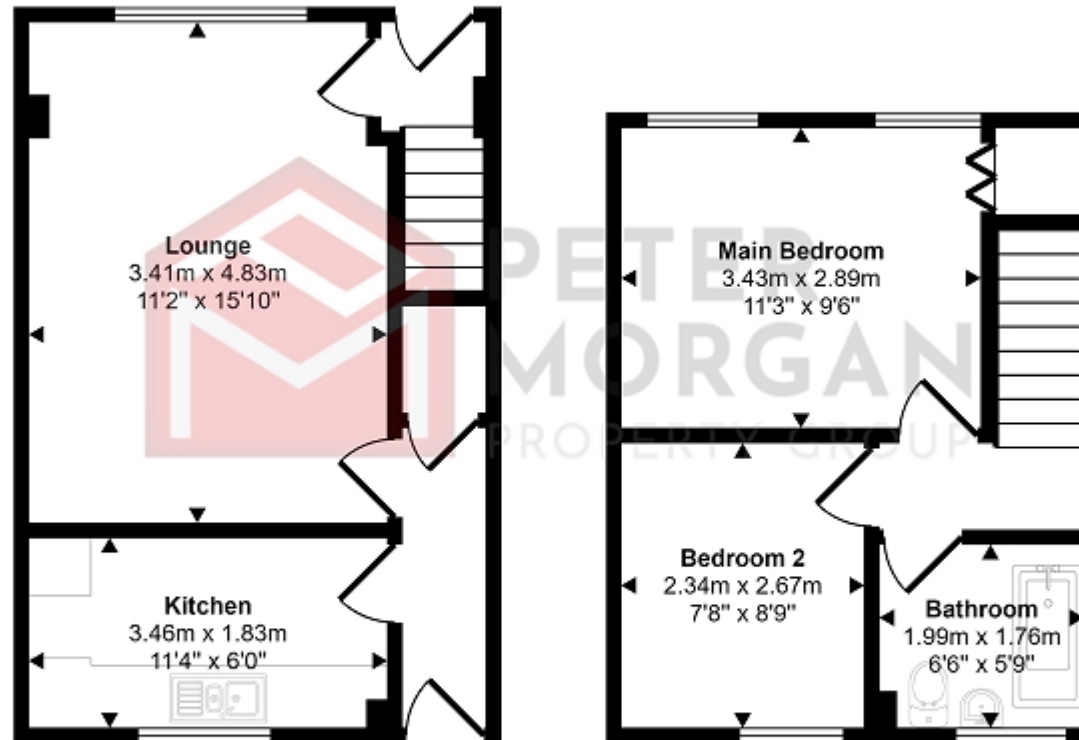









Approx Gross Internal Area  
56 sq m / 601 sq ft



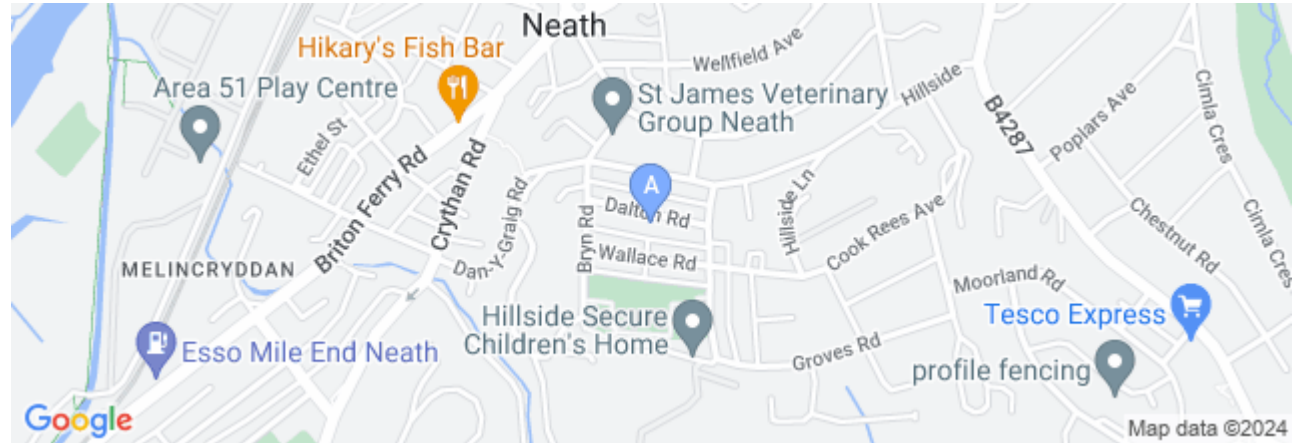
Ground Floor  
Approx 30 sq m / 325 sq ft

First Floor  
Approx 26 sq m / 276 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>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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.

**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.



# PETER MORGAN

## POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

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

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

