

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER
Peter Morgan Sales
Lettings & Financial

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The Telegraph



12 Rockingham Terrace, Neath, Neath Port Talbot. SA11 2PB



£100,000

Main Features

- NO ONWARDS CHAIN
- Mid Terraced Property
- Three Bedrooms
- Freehold
- EPC - D
- Popular Location
- Excellent Transport Links
- Gas Central Heating
- Close To The M4 Corridor
- Need A Mortgage? We Can Help!

General Information

In a convenient location this mid terraced property comprises of a lounge, dining room, kitchen and bathroom to the ground floor and three bedrooms to the first floor, also having an enclosed rear garden with gate access to the rear lane.

Conveniently located close to many local amenities such as Briton Ferry Railway Station, Ysgol Gynradd Baglan Primary School, Ysgol Carreg Hir, McDonalds, Tesco Express, woodland walks, Briton Ferry Dental care, a short drive to Neath Town Centre, Aberavon Beach and easy access to the M4 corridor.

Please visit our new and improved site for more information!

GROUND FLOOR

Entrance Hallway

Carpeted flooring, radiator and stairs to the first floor.

Doors to;

Lounge

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

Living Room

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

Door 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 double glazed window to the side aspect, integrated cooker, electric hob with fan over, plumbing in place for a washing machine, space for a fridge, laminate flooring, radiator and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

Door to;

Bathroom

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

Door to;

Separate W.C

Comprising of a low level WC. Vinyl flooring and radiator.

FIRST FLOOR

Landing

Access to the loft above.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

EXTERNALLY

Gardens

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 - £1643

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		84
(69-80) C		
(55-68) D	64	
(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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