

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



**35 Penshannel, Neath Abbey, Neath, Neath Port Talbot. SA10 6PW**



**£105,000 Guide Price**

## Main Features

- NO ONWARDS CHAIN!
- Freehold
- Popular Location
- Three Bedrooms
- EPC - D
- Tiered Rear Garden
- Gas Central Heating
- Council Tax - C
- Excellent Transport Links
- Need A Mortgage? We Can Help!

## General Information

Located in a popular location, this recently renovated property comprises of a lounge and kitchen to the ground floor and three bedrooms and bathroom to the first floor, also benefitting from a tiered garden with purpose built out house. Ideally located close to many local amenities such as Tesco Super Store, Dwr-y-felin Comprehensive School, Neath Sports Centre, Skewen Railway Station, a short drive to Neath Town Centre, Skewen and easy access to the A465 and M4 corridor.

Please note this property is being sold through modern method of auction!

## GROUND FLOOR

### Hallway

Carpeted flooring, radiator and stairs to first floor.

Doors to;

### Lounge

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

Through to;

## Kitchen

Appointed with a range of matching wall and base units with wood effect work tops over an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, space for a fridge freezer, space for a free standing cooker, part tiled walls, vinyl flooring, radiator and a wall mounted boiler serving domestic hot water and gas central heating.

uPVC doors to access the rear garden.

## FIRST FLOOR

### Landing

Carpeted flooring.

Doors to;

### Bedroom One

uPVC double glazed window, carpeted flooring and radiator.

### Bedroom Two

uPVC double glazed window, carpeted flooring and radiator.

### Bedroom Three

uPVC double glazed window, carpeted flooring and radiator.

## EXTERNALLY

### Gardens

A front garden laid to lawn and steps leading to the property.

### **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.

### **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 gas, mains drainage (Services not tested)

**Current council tax banding** C

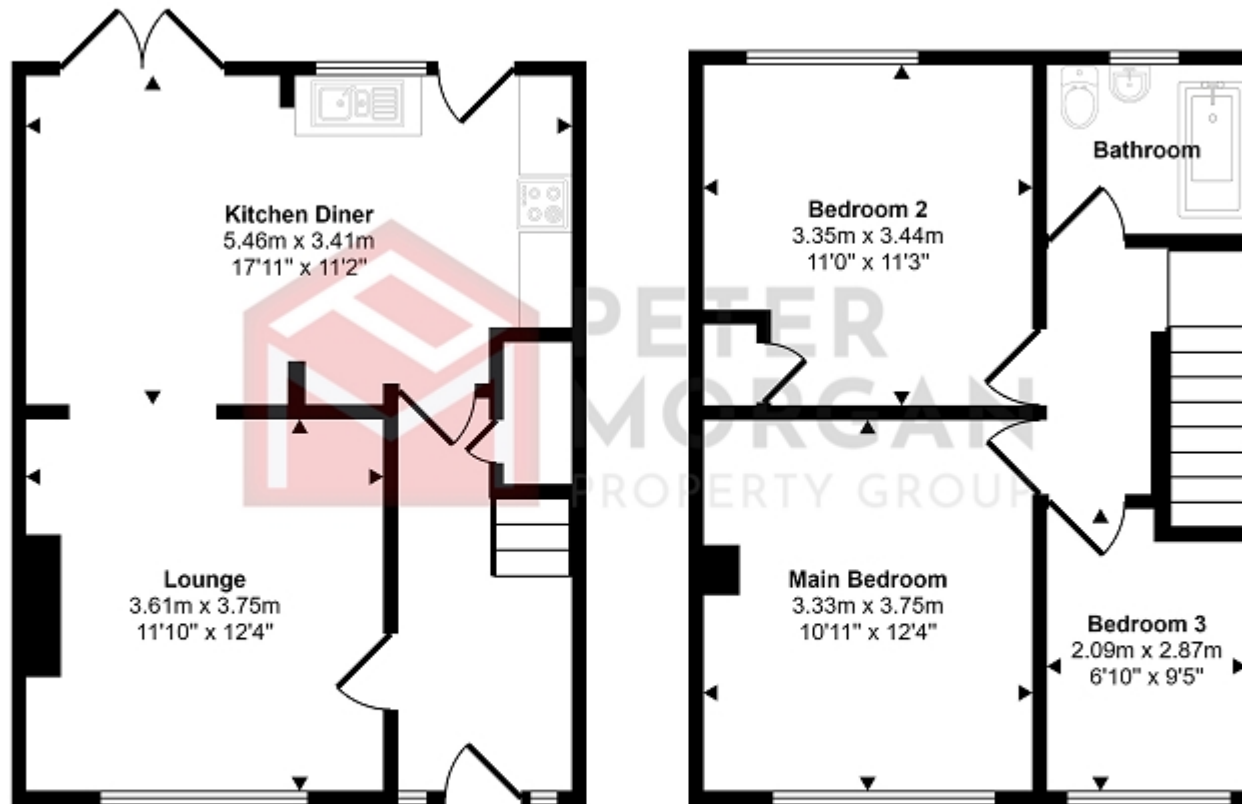
**Current heating type** Gas

**Tenure** Freehold






Approx Gross Internal Area  
80 sq m / 866 sq ft



Ground Floor  
Approx 40 sq m / 430 sq ft

First Floor  
Approx 41 sq m / 437 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>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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



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35 Windsor Road, Neath. SA11 1NB  
npt@petermorgan.net  
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