

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



8 Rectory Road, Neath, Neath Port Talbot. SA11 1ET



**£95,000**

## Main Features

- OFFERING A LOT OF POTENTIAL
- Mid Terraced Property
- Town Central Location
- Freehold
- EPC - E
- Gas Central Heating
- Two Bedrooms
- Enclosed Rear Garden
- Council Tax Band - B
- Need A Mortgage? We Can Help!

## General Information

Situated in Neath Town Centre, this mid terraced property comprises of three reception rooms and kitchen to the ground floor and two bedrooms and bathroom to the first floor, also having an enclosed rear garden. Conveniently located close to many shops, restaurants, Gnoll Primary School, Neath Leisure Centre, Neath Railway Station, Neath Bus Station, Neath RFC, Neath Cricket Club, whilst also having easy access to the A465.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Entrance Hallway

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

uPVC double glazed window to the rear aspect, carpeted 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 rear aspect, space for a fridge freezer, plumbing in place for a washing machine, space for a free standing cooker, tiled flooring and radiator.

## Reception Room

uPVC double glazed windows, carpeted flooring and radiator.

## FIRST FLOOR

### Landing

Carpeted flooring and radiator.

### Bedroom One

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

### Bedroom Two

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

## Bathroom

Comprising of a low level WC, pedestal wash hand basin and shower. uPVC double glazed window, radiator and an airing cupboard housing a combi boiler serving domestic hot water and gas central heating.

## EXTERNALLY

### Gardens

A patio laid rear garden with storage shed.

### **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)

### **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

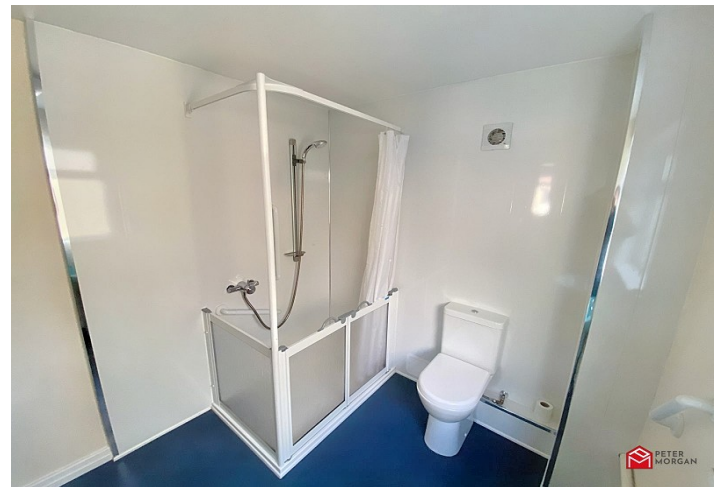
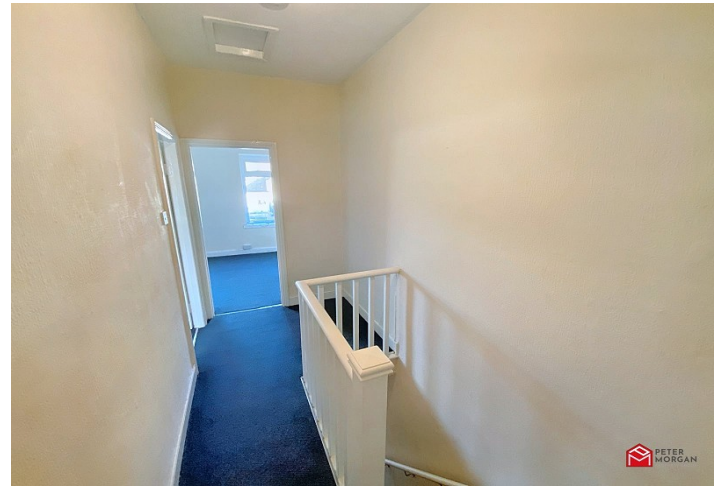
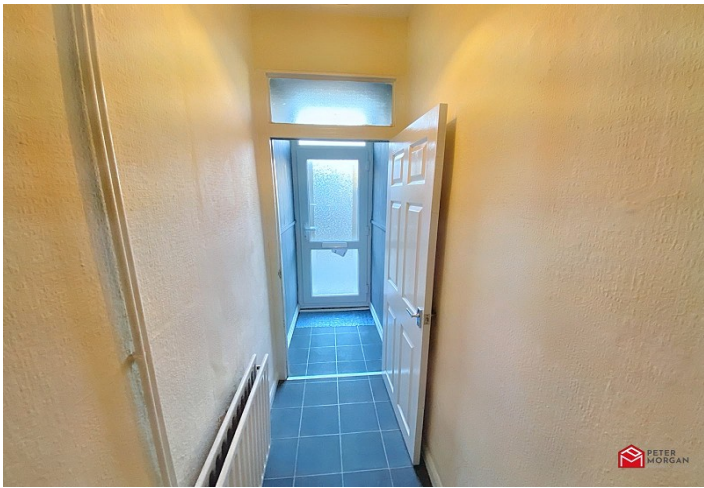
### **Utilities**

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





Approx Gross Internal Area  
80 sq m / 859 sq ft



Ground Floor  
Approx 43 sq m / 465 sq ft

First Floor  
Approx 37 sq m / 394 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+) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(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

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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

## POSITIVELY MOVING

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