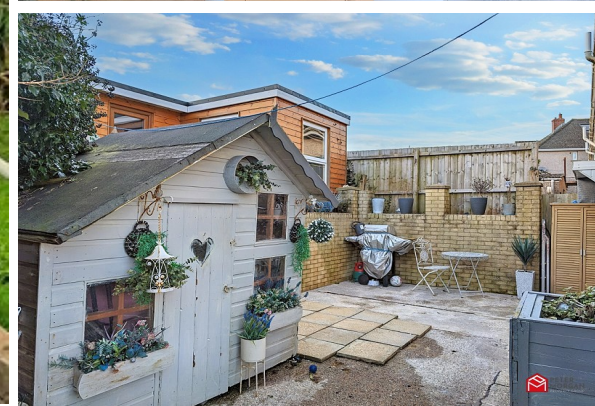


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



34 Tregellis Road, Neath, Neath Port Talbot. SA10 7HT



£180,000

Main Features

- Sought After Location
- Presented To A High Standard
- Modern Fitted Kitchen
- Freehold
- EPC - TBC
- Rear Garden With Summer House
- Loft Room With En-Suite
- Gas Central Heating
- Potential Off Road Parking To The Rear
- Need A Mortgage? We Can Help!

General Information

An amazing opportunity to purchase this beautifully presented property, step through the front door into a bright and airy hallway, adorned with contemporary decor and high gloss flooring, setting the tone for the rest of the home.

Comprising of a cosy lounge, kitchen diner to the ground floor, to the first floor is three bedrooms, shower room and a loft with an En-suite, also having an enclosed rear garden with a summer house which is currently used as a gym.

Located close to many local amenities such as local school, shops, a short distance to Neath Town Centre, excellent transport links and easy access to the A465 and M4 corridor.

Please visit our new and improved website for more information.

GROUND FLOOR

Hallway

A welcoming hallway having ceramic tiled flooring, radiator, storage space and stairs to the first floor.

Doors to;

Lounge

uPVC double glazed window to the front aspect, high gloss wood effect laminate flooring, radiator and feature fireplace with electric fire.

Kitchen/Diner

A modern kitchen appointed with a range of matching shaker style wall and base units with wood effect work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, breakfast bar with storage, integrated fridge freezer, integrated hot point oven with gas hob and fan over, plumbing in place for a washing machine and dishwasher, radiator, inset ceiling spotlights and ceramic tiled flooring.

FIRST FLOOR

Landing

Carpeted flooring.

Doors to;

Bedroom One

uPVC double glazed window to the front aspect wood effect laminate flooring, radiator and fitted storage cupboard.

Bedroom Two

uPVC double glazed window to the rear aspect, wood effect laminate flooring, radiator and fitted storage cupboard.

Bedroom Three

uPVC double glazed window to the front aspect wood effect laminate flooring and stairs to access the loft.

Shower Room

Comprising of a low level WC, vanity wash hand basin and a corner shower cubicle. uPVC frosted double glazed window to the rear aspect, tiled flooring, heated towel rail, inset ceiling spotlights and extractor fan.

Loft

Velux double glazed windows, wood effect laminate flooring, radiator and storage eaves.

Door to;

En Suite

Comprising of a low level WC and vanity wash hand basin. Wooden effect laminate flooring.

EXTERNALLY

Gardens

A front garden laid to lawn with side access to the rear garden

An enclosed rear garden with a patio area leading to summerhouse currently used as a gym, also having laid to lawn area to the side.

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)

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.

Council Tax

Annually - £1643

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	
(69-80)	C	
(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.

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
03300 563 555

