

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



6 Vaughan Avenue, Resolven, Neath, Neath Port Talbot. SA11 4HW



PETER MORGAN

£71,000 Guide Price

Main Features

- Offers A Lot Of Potential
- No Chain
- Selling Through Auction
- Freehold
- EPC - E
- Council Tax - C
- Village Location
- Gas Central Heating
- Renovation Required
- BUYERS FEES APPLY

General Information

Situated in a friendly village this semi detached property, which offers excellent potential, comprises of two reception rooms, kitchen, bathroom and utility to the ground floor and three bedrooms to the first floor, also having an enclosed rear garden. Located in the heart of Resolven close to the local primary school, Resolven rugby club, Resolven Park, The Ranch Bar & Grill, within walking distance to Resolven Canal and a short drive to the further village, Glynneath, also having easy access to the A465.

Please note this property is in need of a full renovation throughout and is currently being sold through Traditional Auction.

Please contact the office for more information!

GROUND FLOOR

Hallway

Stairs to access the first floor.
Doors to;

Lounge

uPVC window to the front aspect and radiator.

Dining Room

Window and radiator.

Kitchen

Appointed with matching wall and base units with work tops over and an inset sink. Window, radiator and door to access the rear garden.

Utility

Frosted window, base units and plumbing in place for a washing machine.

Bathroom

FIRST FLOOR

Landing

Bedroom One

Window and radiator.

Bedroom Two

Window and radiator.

Bedroom Three

Window and radiator

EXTERNALLY

Gardens

A front forecourt.

A rear enclosed garden with laid to lawn and patio area.

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 Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. 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 (To be confirmed) Sol. To Verify





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	54	
(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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