

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



53 Penydre, Neath, Neath Port Talbot. SA11 3HF



**£130,000**

## Main Features

- Three Bedrooms
- Mid-Terraced Property
- Two Reception Rooms
- Within Walking Distance To Neath Town Centre
- Freehold
- EPC - D
- Potential For Investment Purposes
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

## General Information

Presented to the sales market is this mid-terraced three bedroom property on Penydre, Neath. Within convenient distance of all the amenities that Neath Town Centre has to offer including a train station, supermarket, leisure centre, various shops / pubs & eateries and much more. The property is set over two floors and briefly comprises; two reception rooms, kitchen & bathroom. The first floor comprises; landing and three bedrooms.

Potential for investment opportunity.

## GROUND FLOOR

### Hallway

Laminate flooring.  
Door to;

### Dining Room

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

### Lounge

Laminate flooring, radiator and stairs to the first floor.  
Doors to;

## Bathroom

Comprising of a low level WC, vanity wash hand basin and a panelled bath with shower over. uPVC double glazed window to the rear aspect.

## Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC double glazed window to the rear aspect, plumbing in place for a washing machine, space for a fridge freezer integrated cooker, gas hob and fan over.  
uPVC door to the rear aspect.

## FIRST FLOOR

### Landing

Carpeted flooring and access to the loft above.  
Doors to;

### Bedroom Two

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

### Bedroom Three

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

### Bedroom One

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

## EXTERNALLY

### Garden



## 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)

## 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

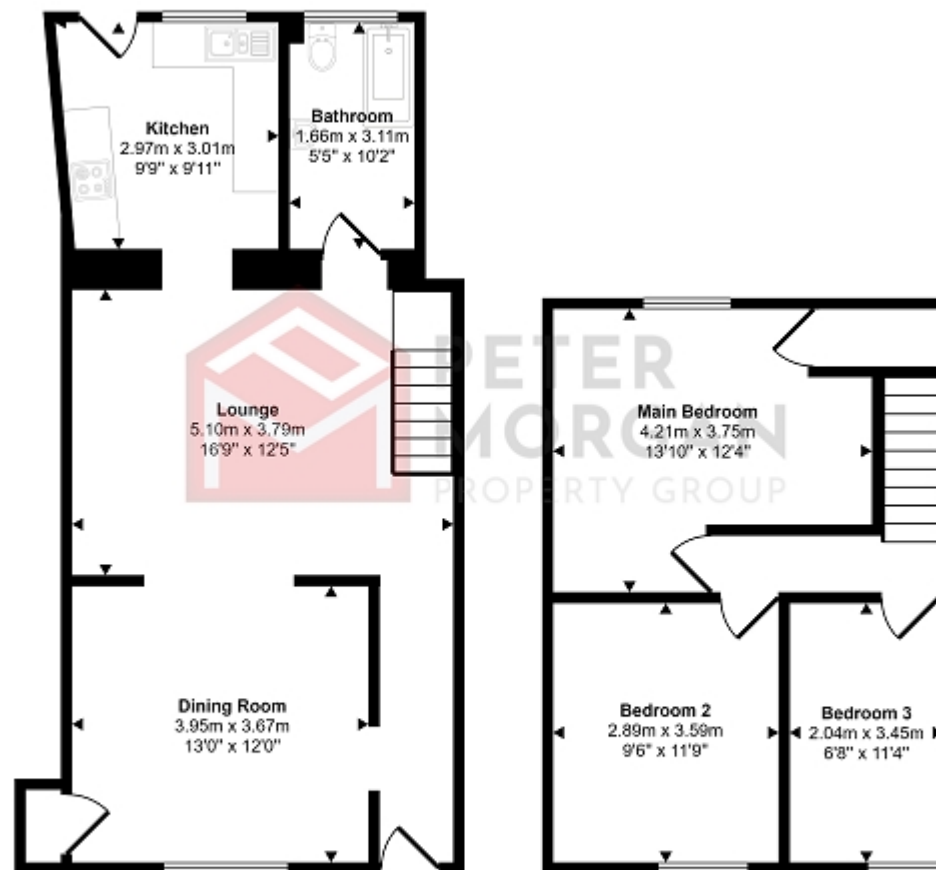
**Tenure (To be confirmed)** Freehold








Approx Gross Internal Area  
94 sq m / 1010 sq ft



Ground Floor  
Approx 56 sq m / 600 sq ft

First Floor  
Approx 38 sq m / 411 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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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.

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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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