

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



3 Marshfield Road, Neath, Neath Port Talbot. SA11 1BD



£60,000

Main Features

- Traditional Auction
- Mid Terraced
- Renovation Required Throughout
- Convenient Location
- Excellent Transport Links
- Freehold
- EPC - TBC
- Buyers Fees Apply

General Information

Situated within a close distance to Neath Town Centre having many local amenities such as Neath Train Station, Neath Bus Station, St Joseph's Primary School, Neath Leisure Centre, a variety of shops and restaurants, whilst also having easy access to the M4 corridor.

The property itself comprises of a lounge, and kitchen to the ground floor, two bedrooms and bathroom to the first floor, also having an enclosed rear garden.

Please note this property needs renovated throughout.

GROUND FLOOR

Hallway

Stairs to first floor.

Reception Room

uPVC window to front aspect and two radiators.

Kitchen

Window to rear aspect, tiled flooring and plumbing in place for washing machine.

FIRST FLOOR

Landing

Access to loft above.

Bedroom One

Window to front aspect, radiator and fitted wardrobes.

Bedroom Two

Window to rear aspect.

Bathroom

Low level WC, wash hand basin, shower cubicle and panelled bath. Window to rear aspect and radiator.

EXTERNALLY

Garden

An enclosed rear garden.

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





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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	
(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.

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