

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



85 John Street, Resolven, Neath, Neath Port Talbot. SA11 4LD



£110,000

Main Features

- NO ONWARDS CHAIN
- Freehold
- Village Location
- Three Bedrooms
- Two Reception Rooms
- Potential For Investment Purposes
- EPC - D
- Council Tax Band - A
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

Offering potential for investment purposes, this end of terraced property comprises of two reception rooms, kitchen and bathroom to the ground floor and three bedrooms to the first floor, also having an enclosed rear garden. Located conveniently in a small village, Resolven, close to many local amenities such as Resolven RFC, Resolven Park, The Ranch Breakfast Bar & Grill, Resolven Market, Ynysfach Primary School, Resolven Canal, a short drive to the nearest village Glynneath having a variety of amenities, whilst also having easy access to the A465 and M4 corridor.

GROUND FLOOR

Hallway

Radiator, meter cupboard, tiled flooring and stairs to the first floor.

Doors to;

Lounge

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

Living Room

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

Door to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. Two uPVC double glazed windows to the side aspect, part tiled walls, tiled flooring and radiator.

Bathroom

Comprising of a low-level WC, panelled bath and vanity wash hand basin. uPVC double glazed window to rear aspect, extractor fan, radiator and tiled flooring.

FIRST FLOOR

Landing

Carpeted flooring.

Doors to;

Bedroom One

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

Bedroom Two

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

Bedroom Three

uPVC double glazed window to the rear aspect, cupboard housing combination boiler serving domestic hot water and gas central heating, radiator and carpeted flooring.

EXTERNALLY

Garden

Side access to rear garden with lawn.

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.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding A

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		89
(69-80) C		
(55-68) D	56	
(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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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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