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PROPERTY  
PROFESSIONALS

2021  
WALES  
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GOLD WINNER

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PETER MORGAN

**Land Adjacent 134 Brookfield Brookfield, Neath, Neath Port Talbot. SA10 7EF**

**£90,000**

## Main Features

- Building Plot
- Planning Permission For A Detached Bungalow
- Approximately 0.2 Acres
- Short Travel Distance To Neath Town Centre
- Boasting Panoramic Views
- Village Location
- Close To Excellent Transport Links
- Need A Mortgage? We Can Help!

## General Information

Plot of land measuring approximately 0.2 acres, situated in a village location. It boasts planning permission for the construction of a detached bungalow, making it a prime opportunity for potential homeowners or developers. The dwelling comprises an entrance hallway, two reception rooms, study, kitchen diner, utility room three bedrooms, one en-suite and a family bathroom. (Application number P2021/0935) subject to conditions by Neath Port Talbot County Borough.

Close to many local amenities such as NPT College, Tesco Superstore, local shops, restaurants, Abbey Primary School, short distance to Neath Town Centre and also having easy access to the A465 and M4 corridor.

## Viewings

Strictly By Appointment Only

## Utilities

Mains gas, mains drainage (services not tested)

**Current council tax banding**

Not Specified

**Current heating type**

Not Specified

**Tenure (To be confirmed)**

Not Specified



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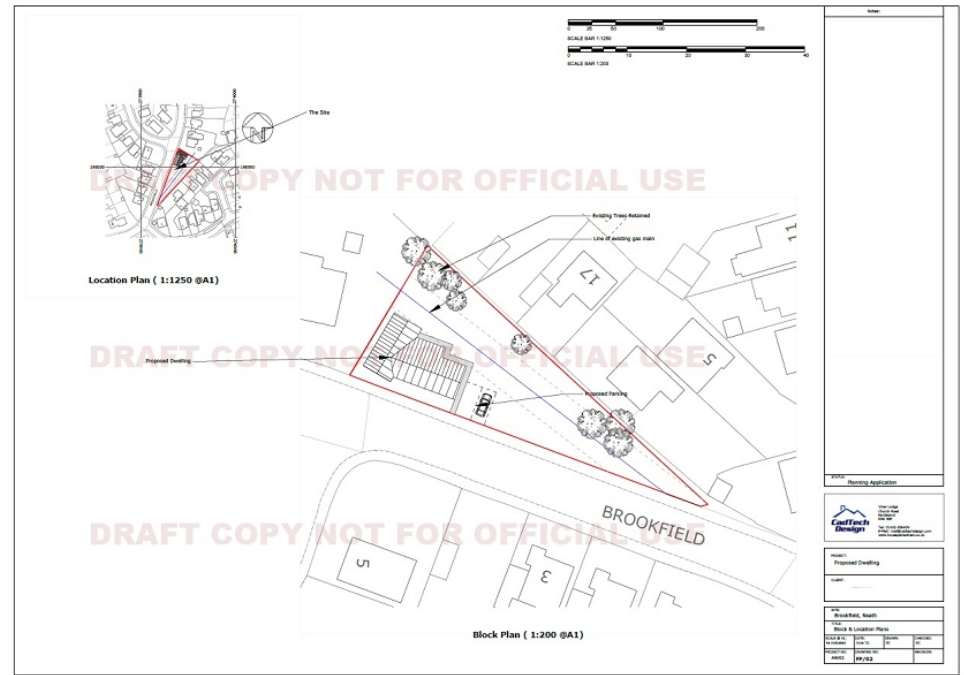


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - 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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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

**Neath Port Talbot Branch**  
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