

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



20 Eastland Road, Neath, Neath Port Talbot. SA11 1HS



PETER MORGAN

£160,000

Main Features

- NO ONWARDS CHAIN
- Fully Renovated Throughout
- Three Bedrooms
- Freehold
- EPC - D
- Council Tax Band - B
- Open Plan Living Area
- Convenient Location
- Enclosed Rear Garden With Astro
- Need A Mortgage? We Can Help!

General Information

This fully renovated, three-bedroom house presents an exceptional opportunity for homebuyers, located conveniently within a vibrant community. Internally, the property boasts a modern open-plan living area, ideal for a contemporary lifestyle, the stylish kitchen features marble effect countertops, providing ample space for culinary activities, adjoining the kitchen is the main reception room, creating a seamless flow for dining and entertaining. The house is equipped with gas heating and double-glazed windows, ensuring efficient energy use throughout. As a freehold property, it ensures that buyers have complete ownership, with no onward chain, facilitating a smoother transaction process. The council tax band is classified as B, making it an attractive option for budget-conscious buyers.

Situated in a convenient location close to many local amenities such as Gnoll Primary School, Alderman Davies Primary School, Gnoll Country Park, Neath Cricket Club, Neath Leisure Centre, Neath Railway and Bus Station, variety of shops, restarunts, whilst also having easy access to the A465 and M4 corridor.

GROUND FLOOR

Hallway

Radiator and carpeted flooring.

Living/Dining Room

uPVC double glazed window to front aspect, two radiators, carpeted flooring, media wall with fitted storage and staircase to first floor with under stairs storage.

Kitchen

Appointed with a range of matching wall and base units with work tops over and composite sink with mixer tap. uPVC double glazed window to rear aspect, kitchen island, plumbing in place for washing machine, gas hob, integrated oven, fitted Zanussi microwave, fridge & freezer and tiled flooring.

Inner Hallway

Radiator, tiled flooring, fitted storage and patio door to side aspect.

Bathroom

Comprising of a low level WC, wash hand basin, shower cubicle, wash hand basin and wash hand basin. uPVC double glazed Frosted window to rear aspect, vertical radiator, tiled flooring, partial tiled walls and extractor fan.

FIRST FLOOR

Bedroom One

Dual uPVC double glazed windows to front aspect, radiator, carpeted flooring, fitted storage cupboard housing combi boiler serving domestic hot water and gas central heating and access to loft above.

Bedroom Two

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

Bedroom Three

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

EXTERNALLY

Gardens

Front garden with artificial turf area and access to the front of the house.

Rear garden having patio area with steps leading to artificial turf area with stone border, further patio area, shed and rear access gate.

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 B

Current heating type Gas

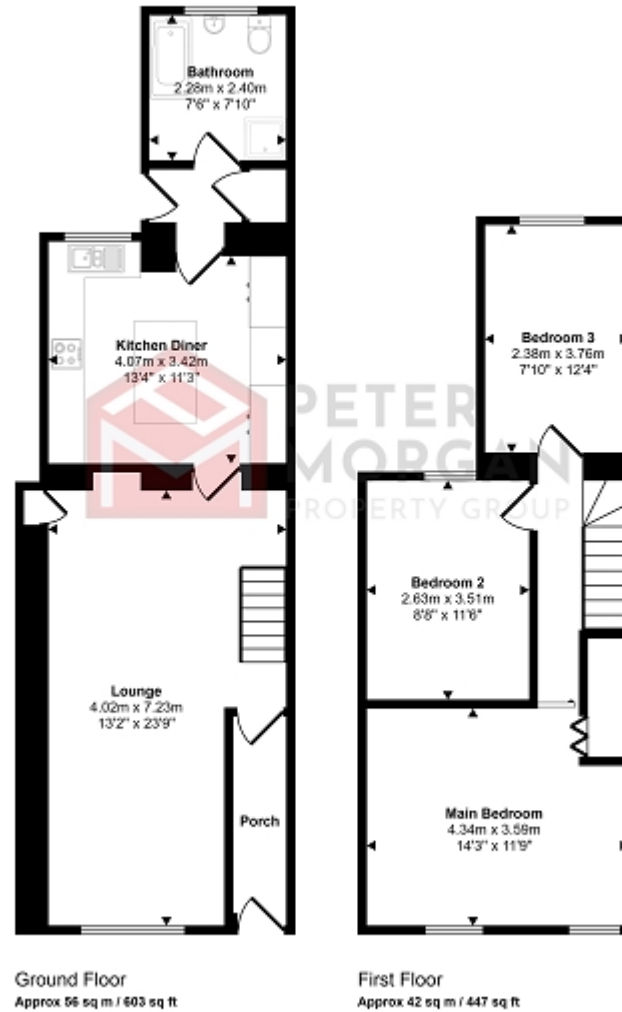
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
98 sq m / 1059 sq ft

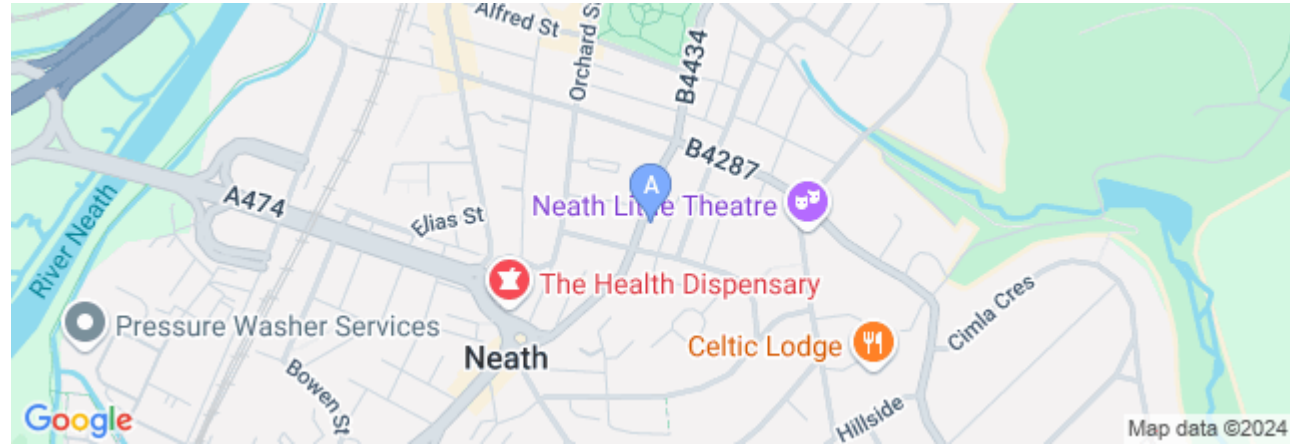


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 300.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(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.

Neath Sales Hub

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Lettings Hub

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Financial Services

team@pmfinancial.net

The Mortgage House,
5 The Ropewalk,
Neath
SA11 1EW

Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Talbot Green Sales Hub

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Talbot Green Lettings Hub

lettingstg@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Carmarthen Sales Hub

carmarthen@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Carmarthen Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

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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.

Neath Port Talbot Branch
35 Windsor Road, Neath. SA11 1NB
npt@petermorgan.net
VAT No : **821850148**

www.petermorgan.net
03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

