

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



29 Leonard Street, Neath, Neath Port Talbot. SA11 3HW



PETER MORGAN

£140,000

Main Features

- NO ONWARDS CHAIN
- Mid Terraced Property
- Freehold
- EPC - D
- Three Bedrooms & Two Reception Rooms
- Combi Boiler
- Easy Access To Neath Town Centre
- Excellent Transport Links Close By
- Double Glazed Windows Throughout
- Need A Mortgage? We Can Help!

General Information

This mid-terraced house features three bedrooms and one bathroom, making it suitable for families or individuals seeking additional space. The layout includes two reception rooms that provide flexibility for various uses, whether for entertaining or relaxation. The property is offered as a freehold and is being sold with no onward chain, facilitating a quicker purchase process for prospective buyers.

Conveniently located within a short distance to Neath Town Centre, benefitting from many local amenities such as local schools, variety of restaurants, Neath bus station, Neath train station, the leisure centre, Gnoll Country Park, Neath cricket club,

Excellent transport links are also available, adding to the property's appeal for those commuting to nearby towns or cities.

GROUND FLOOR

Porch

uPVC front door and tiled flooring.
Door to;

Hallway

Radiator and tiled flooring.
Doors to;

Lounge

uPVC double glazed Bay window to front aspect, radiator, wood-effect laminate flooring, two fitted storage cupboards in alcoves and fitted shelving.

Dining Room

Patio door to rear aspect, radiator, tiled flooring, fitted storage in alcoves and staircase to first floor with storage space underneath.
Door to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and stainless steel inset sink with mixer tap. uPVC double glazed window to side aspect, range cooker with gas hob, space for tumble dryer, plumbing in place for washing machine and tumble dryer, tile-effect laminate flooring and wall-mounted combi boiler serving domestic hot water and gas central heating.

Rear Hallway

Patio door to side and tiled flooring.
Door to;

Study

uPVC double glazed window to rear aspect, wood-effect laminate flooring and access to the loft above.

FIRST FLOOR

Landing

Split level staircase with carpeted flooring and access to the loft above.

Bedroom One

Two windows to front, radiator, wood-effect laminate flooring and range of fitted wardrobes.

Bedroom Two

uPVC double glazed window to rear aspect, radiator, wood-effect laminate flooring and range of fitted wardrobes.

Bedroom Three

uPVC double glazed window to side aspect, radiator, wood-effect laminate flooring, access to loft above and fitted storage.

Bathroom

Comprising of a low level WC, vanity wash hand basin and panelled bath with shower over. uPVC Frosted double glazed window to side aspect, tiled flooring and walls.

EXTERNALLY

Garden

Front garden with decorative stone and paved pathway to front door.

Enclosed rear garden with decorative stone area with decking, storage shed and rear access lane.

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

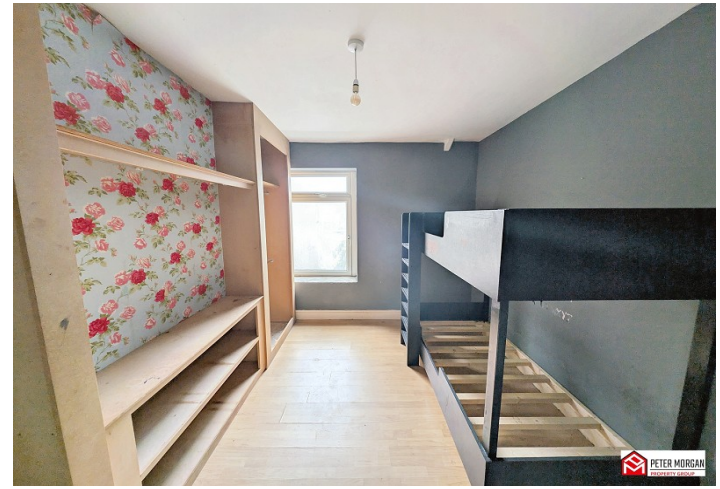
Current heating type

Combi

Tenure (To be confirmed)

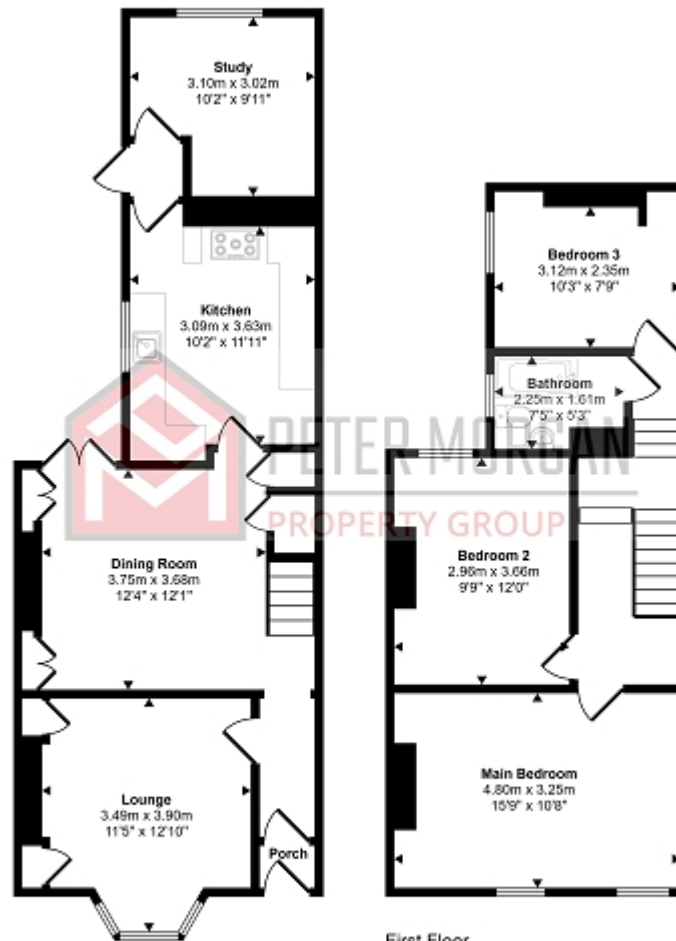
Freehold







Approx Gross Internal Area
107 sq m / 1153 sq ft




Ground Floor
Approx 59 sq m / 634 sq ft

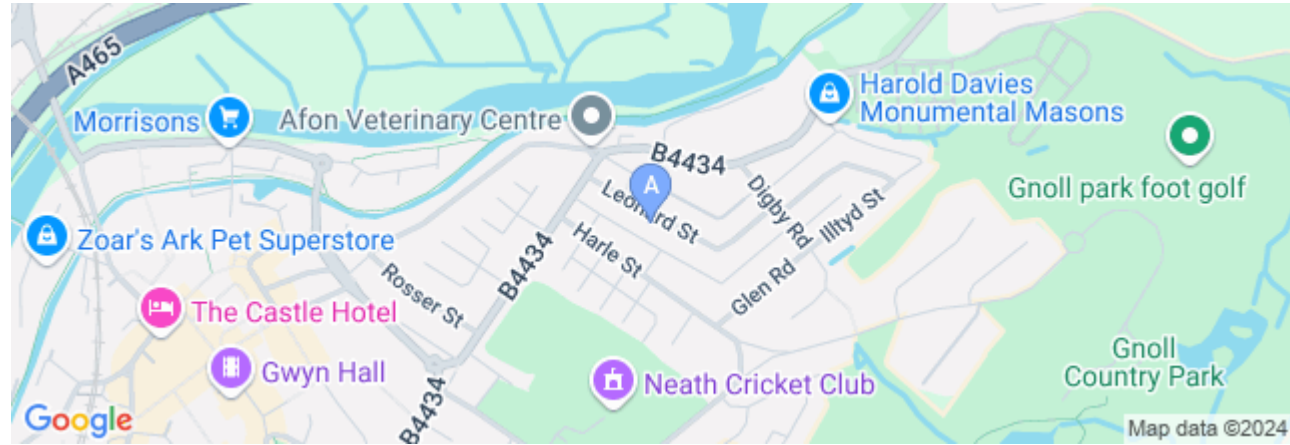
First Floor
Approx 48 sq m / 518 sq ft

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.

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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	63	
(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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