

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



PETER MORGAN

**42 Cory Street, Resolven, Neath, Neath Port Talbot. SA11 4HR**

**£85,000 Guide Price**



### **Main Features**

- For Sale by Modern Auction - T & C's apply
- Village Location
- Terraced Property
- Freehold / EPC - C
- Two Bedrooms
- Potential For Investment Purposes
- Enclosed Rear Garden & Garage
- Easy Access To A465
- Buyers Fees Apply
- Need A Mortgage? We Can Help!

### **General Information**

This terraced house features two bedrooms and one bathroom, ideal for small families or potential investment purposes. The property is sold as a freehold, offering long-term ownership benefits. An enclosed rear garden is located at the back of the house, providing an outdoor space and access to the rear lane and garage.

Situated in a semi-rural village with local amenities such as a local primary school, park, local shops and easy access to the A465 and M4 corridor.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £7,080 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is

considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional

### **GROUND FLOOR**

#### **Hallway**

Carpeted flooring, radiator and stairs to first floor.

Door to;

#### **Living Room**

Wooden window to front aspect, radiator and carpeted flooring.

Door to;

#### **Kitchen**

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. Window to the rear aspect, space for cooker, space for fridge freezer, plumbing in place for washing machine, vinyl flooring, radiator and wall mounted boiler serving domestic hot water and gas central heating.

### **FIRST FLOOR**

#### **Landing**

Carpeted flooring.

Doors to;

#### **Bedroom One**

Dual windows to front aspect, radiator and carpeted flooring.

## Bedroom Two

Window to rear aspect, radiator and carpeted flooring.

## Bathroom

Comprising of a low level WC, wash hand basin and panelled bath with shower over.

## EXTERNAL

### Garden

Enclosed rear garden with storage and rear access to lane and garage.

### 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](mailto: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

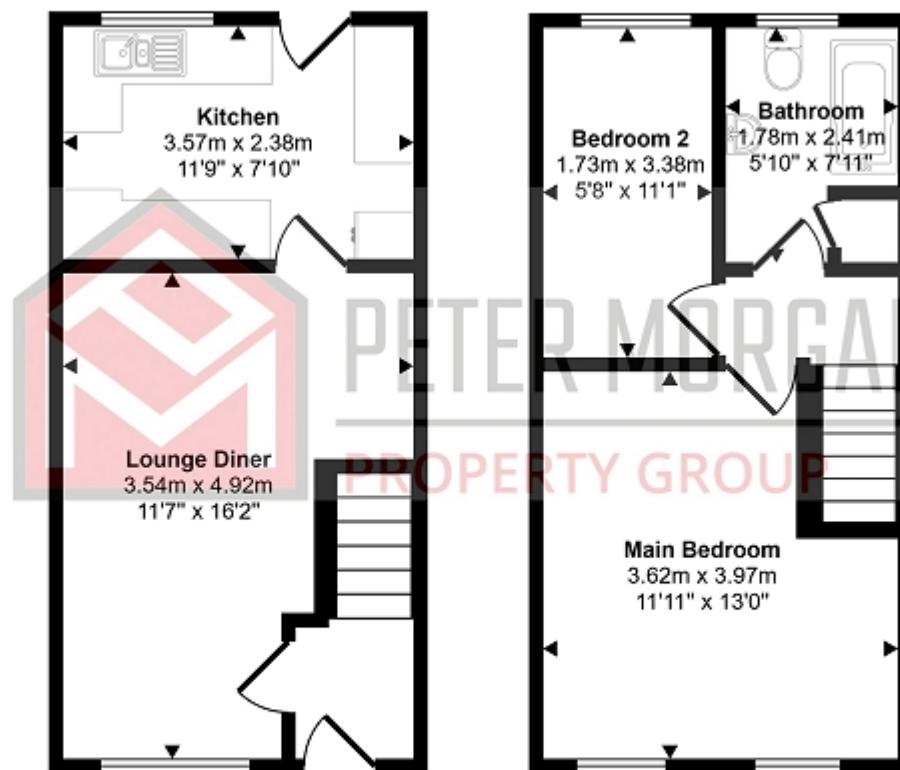








Approx Gross Internal Area  
54 sq m / 584 sq ft



Ground Floor  
Approx 27 sq m / 289 sq ft

First Floor  
Approx 27 sq m / 295 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.

# 42 Cory Street, Resolven, Neath, Neath Port Talbot. SA11 4HR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	70	
(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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# PETER MORGAN



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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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