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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

28 Mill Race, Neath Abbey, Neath, Neath Port Talbot. SA10 7FL

£210,000

Main Features

- End Of Terraced Property
- Three Bedrooms
- Quiet Location
- Easy Access To M4 Corridor
- Freehold
- EPC - C
- Council Tax Band - D
- Off Road Parking
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

This end-of-terrace house features a well-designed outdoor space, providing a mix of gravel and patio areas, suitable for various landscaping options. The garden is enclosed by walls and fencing, ensuring privacy and security. Internally the property comprises of three bedrooms, ideal for families or individuals needing extra room for home offices or guest accommodations. It includes one bathroom, providing essential amenities within the living space, also benefitting from off-road parking, enhancing convenience for residence.

The home is designed with gas central heating and double-glazed windows, offering efficient temperature control and improved energy performance. The property is categorized as freehold and has an Energy Performance Certificate rating of C, indicating a good level of energy efficiency.

Situated in a quiet area close to many local amenities such as Abbey Primary School, Tesco Superstore, within walking distance of Neath town centre and Skewen, Dwr-y-Felin Comprehensive School, NPT College, whilst also having easy access to the A465 and M4 corridor.

GROUND FLOOR

Hallway

uPVC door to side, radiator, wood-effect laminate flooring, staircase to first floor with fitted storage cupboard underneath.

Doors to;

W.C.

Comprising of a low level WC and wash hand basin. Frosted double glazed window to front aspect, radiator, tile-effect laminate flooring and tile splash back.

Kitchen

Appointed with a range of matching wall and base units with quartz work tops over and inset sink with mixer tap. Double glazed window to front aspect, integrated microwave, integrated oven, gas hob with hood over, integrated dishwasher, integrated fridge freezer, integrated washing machine and wood-effect laminate flooring.

Living Room

uPVC double glazed window to rear aspect, two radiators and wood-effect laminate flooring.

Patio doors to access rear garden.

FIRST FLOOR

Landing

Radiator and access to part boarded loft above.

Doors to;

Bedroom One

Two double glazed windows to rear aspect, radiator, wood-effect laminate flooring and fitted wardrobes.

Bedroom Two

uPVC double glazed window to front aspect, radiator, wood-effect laminate flooring and fitted storage cupboard housing combi boiler serving domestic hot water and gas central heating.

Bedroom Three

uPVC double glazed window to front aspect, radiator and wood-effect laminate flooring.

Bathroom

Comprising of a low level WC, vanity wash hand basin and 'P' shaped bath with shower over and shower screen. Heated towel rail, tile-effect laminate flooring, tiled walls, inset ceiling spotlights and extractor fan.

EXTERNALLY

Gardens

Two front lawns, double driveway and side access gate to rear garden.

Enclosed rear garden with two patio areas, decorative stone area, outside tap and side 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 water, mains electricity, mains gas, mains drainage (Services not tested)

Current council tax banding D

Current heating type Gas

Tenure (To be confirmed) Freehold







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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(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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