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PROPERTY
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WALES
SALES
GOLD WINNER

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PETER MORGAN

Flat 2 Garth-Mor Court, Old Road, Neath, West Glamorgan, SA11 2HW

£130,000



Main Features

- Ground Floor Flat
- Tastefully Presented Throughout
- Two Bedrooms
- EPC - TBC
- Leasehold
- Allocated Parking Space
- Electric Heating
- Convenient Location
- Close To Local Amenities
- Need A Mortgage? We Can Help!

General Information

This charming ground floor flat features a two bedrooms, lounge, kitchen and a bathroom. The living space boasts a contemporary design with ample natural light. The property is tastefully presented throughout, ensuring a welcoming atmosphere. Additionally, the apartment benefits from electric heating and triple-glazed windows, contributing to energy efficiency and comfort, an allocated parking space is also included, providing convenient access for residents and their guests.

Located close to local shops and other village amenities whilst having easy access to the M4 corridor, making this apartment ideally located for commuting.

Viewing is highly recommended for any appreciation to be possible.

GROUND FLOOR

Entrance Porch

uPVC triple glazed window to front aspect and carpeted flooring.

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Entrance Hallway

Consumer unit location, electric radiator, carpeted flooring and cupboard housing hot water immersion tank.

Bedroom One

uPVC triple glazed window to front aspect, electric oil radiator, carpeted flooring and built in wardrobes.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with hot water tap. uPVC triple glazed window to rear aspect, space and plumbing in place for washing machine, integrated fridge freezer, space for tumble dryer, integrated Bosch oven and grill, electric hobs and tiled flooring.

Lounge

uPVC triple glazed window to rear aspect, electric storage radiator, carpeted flooring, electric fireplace with media surround.

Bathroom

Comprising of a low level WC, wash hand basin and bath with electric shower. uPVC triple glazed window to side aspect, fully tiled walls and tiled flooring.

Bedroom Two

uPVC triple glazed window to side aspect, electric oil radiator and carpeted flooring.

EXTERNAL

Garden

Allocated parking space and a communal garden.

Leasehold details

999 from January 1st 2017

Service Charge

£269 PCM

Viewings

Strictly By Appointment Only

Utilities

Mains Electric, Mains Drainage, Mains Water (Services not tested)

Current council tax banding

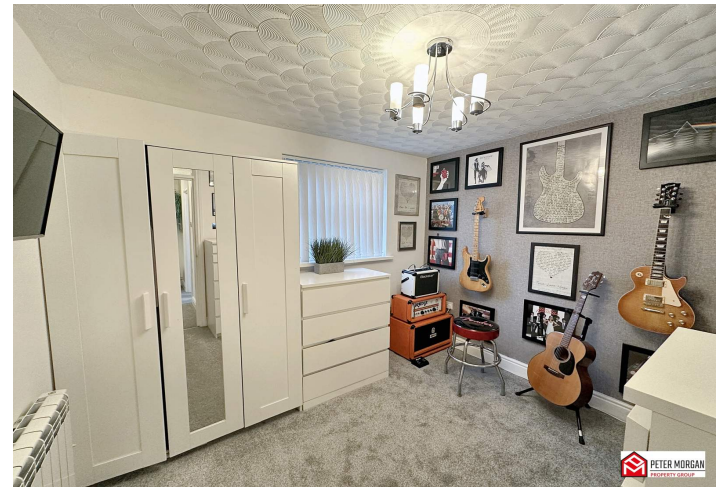
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Current heating type

Electric

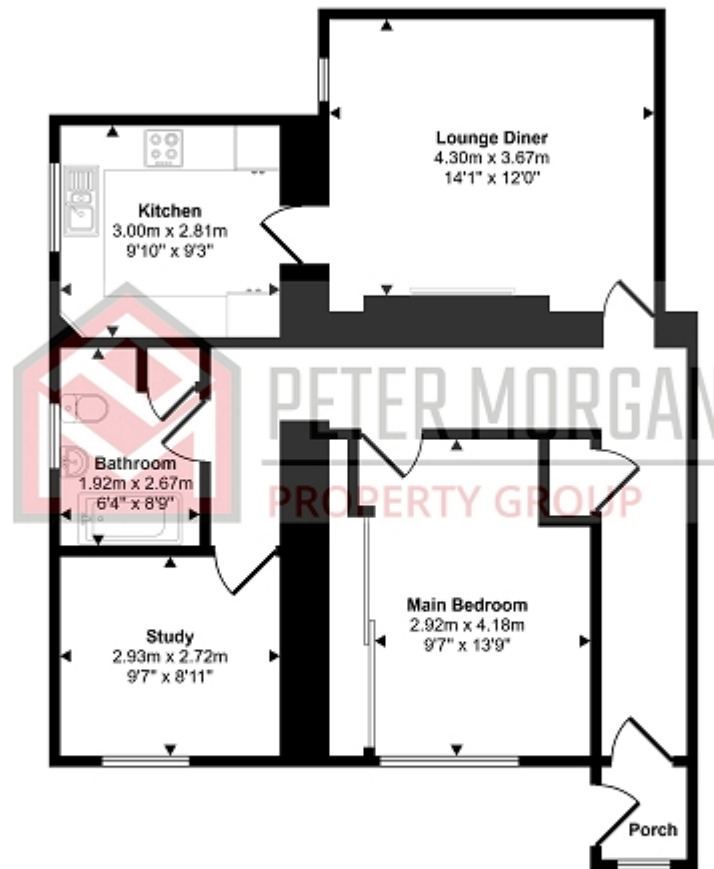
Tenure (To be confirmed)

Leasehold






Approx Gross Internal Area
77 sq m / 829 sq ft



Floorplan

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		
(69-80) C		
(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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