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83 Longford Road, Neath, West Glamorgan, SA10 7HF

£220,000



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Main Features

- Semi-Detached Property
- Set On A Corner Plot
- Freehold
- EPC - TBC
- Three Bedrooms
- Separate Utility Room
- Enclosed Rear Garden
- Gas Central Heating
- Convenient Location
- Need A Mortgage? We Can Help!

General Information

This semi-detached house is situated on a corner plot, boasting three bedrooms and two reception rooms. The exterior features a well-maintained front garden, accessible via a set of stairs leading to the main entrance. The property is freehold and is equipped with double-glazed windows and gas central heating, providing comfort and energy efficiency. With three bedrooms available, this property accommodates families looking for a comfortable living environment.

The rear garden is enclosed, providing a secure area for outdoor activities. There is ample potential for gardening or recreational use, enhancing the outdoor living experience.

Close to many local amenities such as Abbey Primary School. Dwr-Y-Felin Comprehensive School, Neath Port Talbot College, Superstore's, excellent transport links, short drive to Neath Town Centre and easy access to the A465 and M4 corridor.

GROUND FLOOR

Entrance Porch

Tiled flooring and electric meter.
Door to;

Hallway

Radiator, carpet stairs to first floor, under stairs cupboard and storage area.
Door to;

Lounge

uPVC double glazed Bay window, two radiators feature fireplace, wooden flooring and storage area.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window, integrated oven, plumbing in place for washing machine and ceramic tiled flooring.

W.C.

Comprising of a low level WC and wash hand basin. uPVC double glazed window, radiator, extractor fan and tiled flooring.

Study

uPVC double glazed window, radiator and laminate flooring.

FIRST FLOOR

Landing

uPVC double glazed window, carpeted flooring and access to the loft above.
Doors to;

Bedroom One

uPVC double glazed window, radiator and laminate flooring.

Bedroom Two

uPVC double glazed window, laminate flooring and radiator.

Bedroom Three

uPVC double glazed window, carpeted flooring, radiator and combi boiler serving domestic hot water and gas central heating.

Bathroom

Comprising of a low level WC, wash hand basin with mixer tap and panelled bath with shower over. Fully tiled walls, tiled flooring and towel rail.

EXTERNALLY

Gardens

To front via access steps leading to front door garden later on with hedging to side access through wooden gated door to side paved area enclosed by fencing leading to;

Rear garden later lawn and mature hedging trees and shrubs outside tap two storage sheds and detached garage at the rear of garden

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

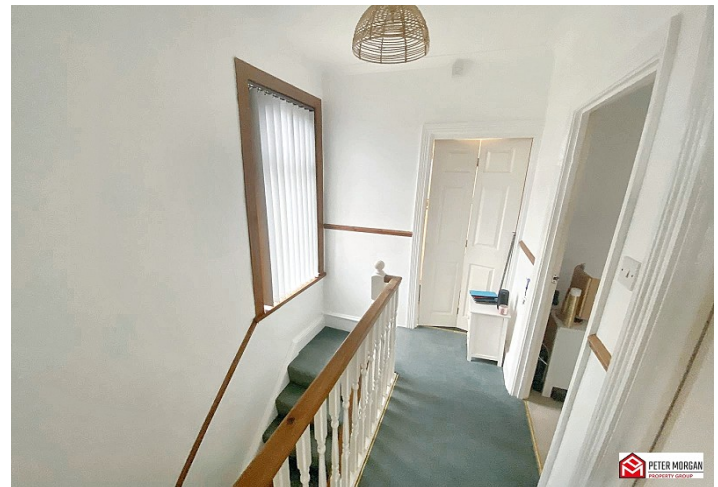
Utilities

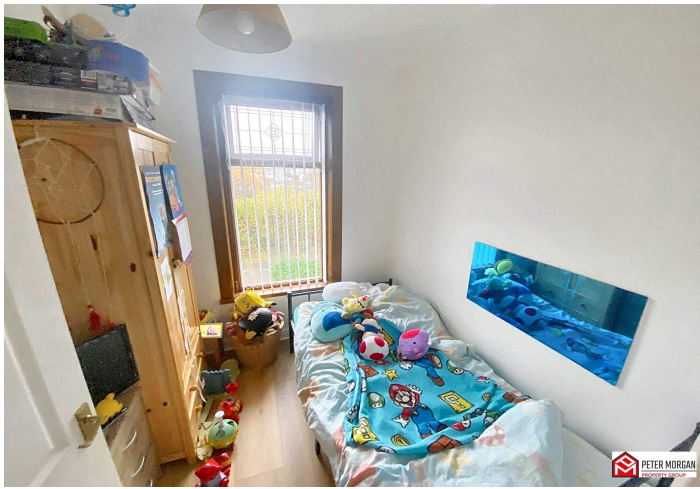
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding C

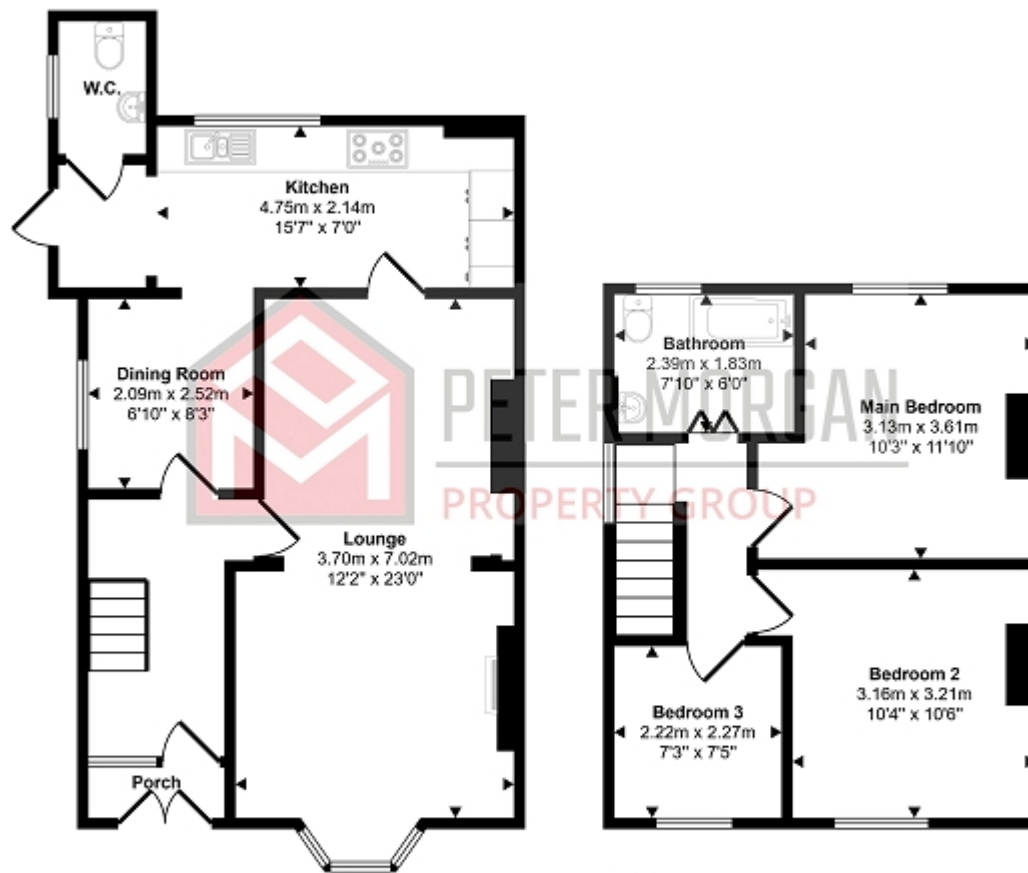
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
94 sq m / 1015 sq ft




Ground Floor
Approx 55 sq m / 596 sq ft

First Floor
Approx 39 sq m / 419 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		
(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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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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