

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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 PETER MORGAN
PROPERTY GROUP



PETER MORGAN

2 Rheola Avenue, Resolven, Neath, West Glamorgan, SA11 4HL

£130,000

Main Features

- NO CHAIN!
- Semi-Detached Property
- Village Location
- Freehold
- EPC - D
- Three Bedrooms
- Enclosed Rear Garden
- Gas Central Heating
- Easy Access To The A465
- Need A Mortgage? We Can Help!

General Information

Offering a lot of potential with no onward chain, this semi-detached property features two reception rooms, kitchen, three bedrooms and a bathroom, also benefitting from an enclosed landscaped rear garden. The house is situated in a village location, providing a peaceful and community-oriented environment. It is a freehold property, ensuring complete ownership without any ground rent.

Located in a small friendly village, close to many of Resolven's amenities such as, Resolven sports club, Family Shopper, Resolven public park, Ynysfach Primary School and many other local amenities, whilst also having easy access to the A465 and M4 corridor. There is also a bridge from the village leading to Neath Canal.

GROUND FLOOR

Hallway

uPVC double glazed window to side aspect, radiator, carpeted flooring, staircase to first floor with under stairs storage.

Doors to;

Living Room

uPVC double glazed window to front aspect, radiator and carpeted flooring.

Dining Room

uPVC double glazed window to front aspect, radiator, gas fireplace and carpeted flooring.

Door to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. Two uPVC double glazed windows to front aspect, plumbing in place for washing machine, radiator and tiled-effect laminate flooring

Patio doors to rear aspect.

FIRST FLOOR

Landing

uPVC double glazed window to rear aspect, carpeted flooring and access to loft above.

Doors to;

Bedroom One

uPVC double glazed window to front aspect, radiator, fitted wardrobe and fitted storage cupboard.

Bedroom Two

uPVC double glazed window to front aspect, radiator and carpeted flooring.

Bedroom Three

uPVC double glazed window to rear aspect, radiator, carpeted flooring and fitted storage cupboard housing combi boiler serving domestic hot water and gas central heating.

Bathroom

Comprising of a low level WC, wash hand basin and shower cubicle. Frosted window to rear aspect, radiator and carpeted flooring.

EXTERNALLY

Gardens

Front garden having laid to lawn area with side garden and access to property and rear garden.

Rear garden having patio area with outside w.c, outside tap, side lane and steps leading down to two lawned areas and a storage shed. Also boasting mountain views.

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

B

Current heating type

Combi

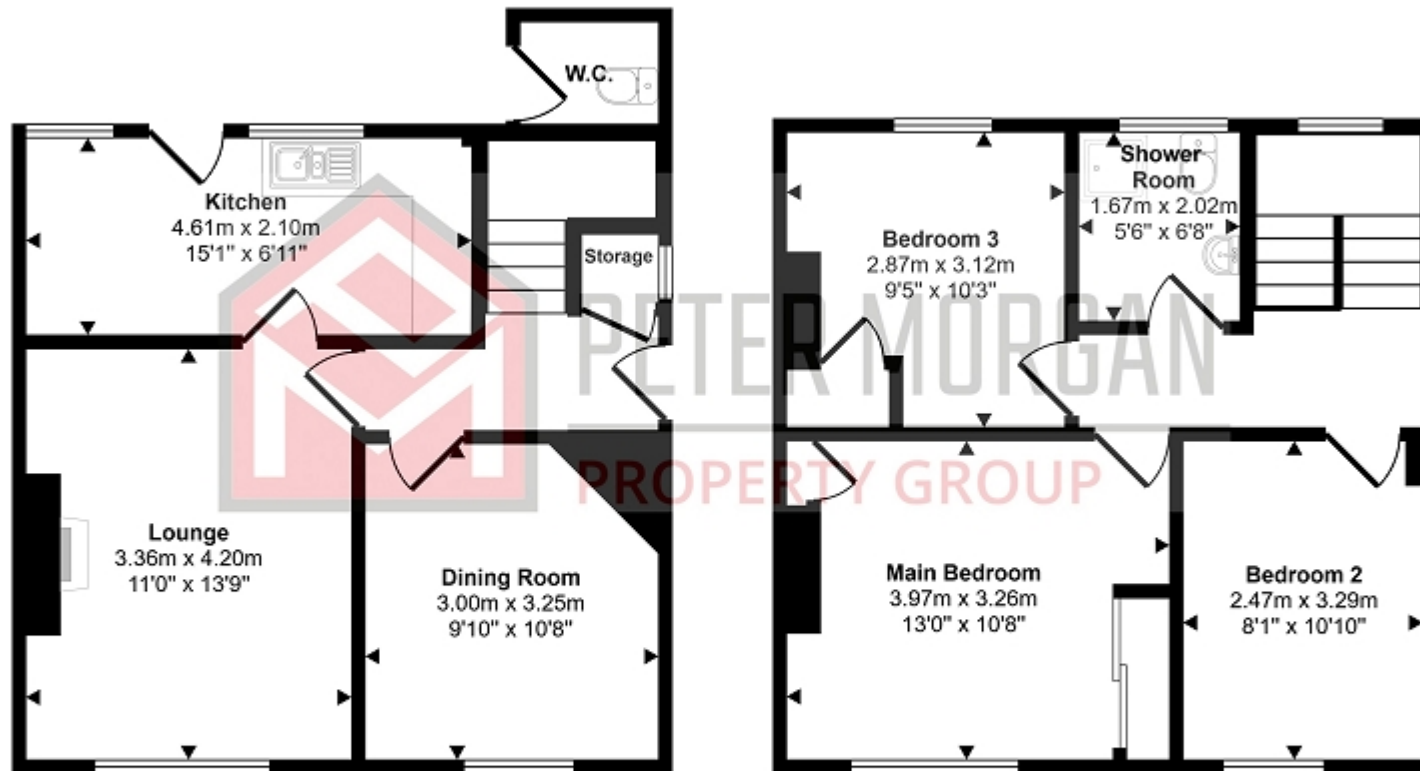
Tenure (To be confirmed)

Freehold





Approx Gross Internal Area
87 sq m / 934 sq ft




Ground Floor
Approx 44 sq m / 475 sq ft

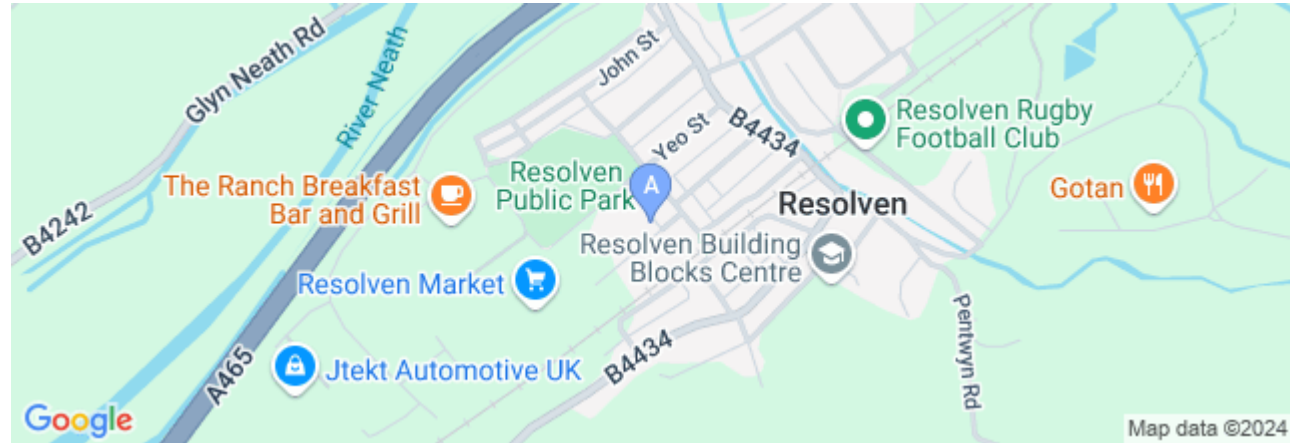
First Floor
Approx 43 sq m / 459 sq ft

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		82
(69-80) C		
(55-68) D	59	
(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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