

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



17 Rugby Avenue, Neath, Neath Port Talbot. SA11 1YT

£245,000



PETER MORGAN

Main Features

- Convenient Location
- Three Storeys
- Freehold
- EPC - TBC
- Council Tax - C
- Off Road Parking To The Rear
- Four Bedrooms & Two Reception Rooms
- Shower Room To Ground Floor
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

General Information

This three-storey house features two reception rooms, kitchen, shower room, family bathroom and four bedrooms offering versatile accommodation. The property showcases a freehold status and is situated in a convenient location, allowing easy access to local amenities and transport links. The property boasts an enclosed rear garden, suitable for outdoor activities or gardening enthusiasts. Off-road parking is available at the rear, providing secure vehicle storage.

Located in a landscaped tree lined avenue within easy access to Neath Town Centre offering a variety of restaurants and pubs, Neath Train Station, bus station, The Gwyn Hall, Gnoll Primary School, Neath Leisure Centre and easy access to the Gnoll Country Park.

GROUND FLOOR

Entrance Hallway

Ceramic tile flooring, radiator and stairs to first floor.
Door to;

Lounge

uPVC double glazed Bay window to front aspect, radiator, carpeted flooring, original slate fireplace and meter cupboard.

Dining Room

Radiator, carpeted flooring and uPVC double glazed French doors to rear garden.

Kitchen

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

Shower Room

Comprising of a low level WC, pedestal wash hand basin and shower. uPVC window, tiled flooring, radiator and heated chrome towel rail.

FIRST FLOOR

Landing

Carpeted flooring and stairs to first floor.
Doors to;

Bedroom One

Two uPVC double glazed windows, radiator, carpeted flooring and wall to ceiling mirrored wardrobes.

Bedroom Three

uPVC double glazed window, radiator carpeted flooring and fitted storage.

Bathroom

Comprising of a low level WC, pedestal wash hand basin and panelled bath. uPVC double glazed, half tiled walls, towel rail and cushion flooring.

Bedroom Four

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

SECOND FLOOR

Bedroom Two

Velux uPVC double glazed windows, carpeted flooring and storage area.

EXTERNALLY

Gardens

Gated access leading to front forecourt garden with pathway leading to front door.

Rear garden with outside shed with roller shutter doors leading to parking area and access to rear lane.

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

Current council tax banding C

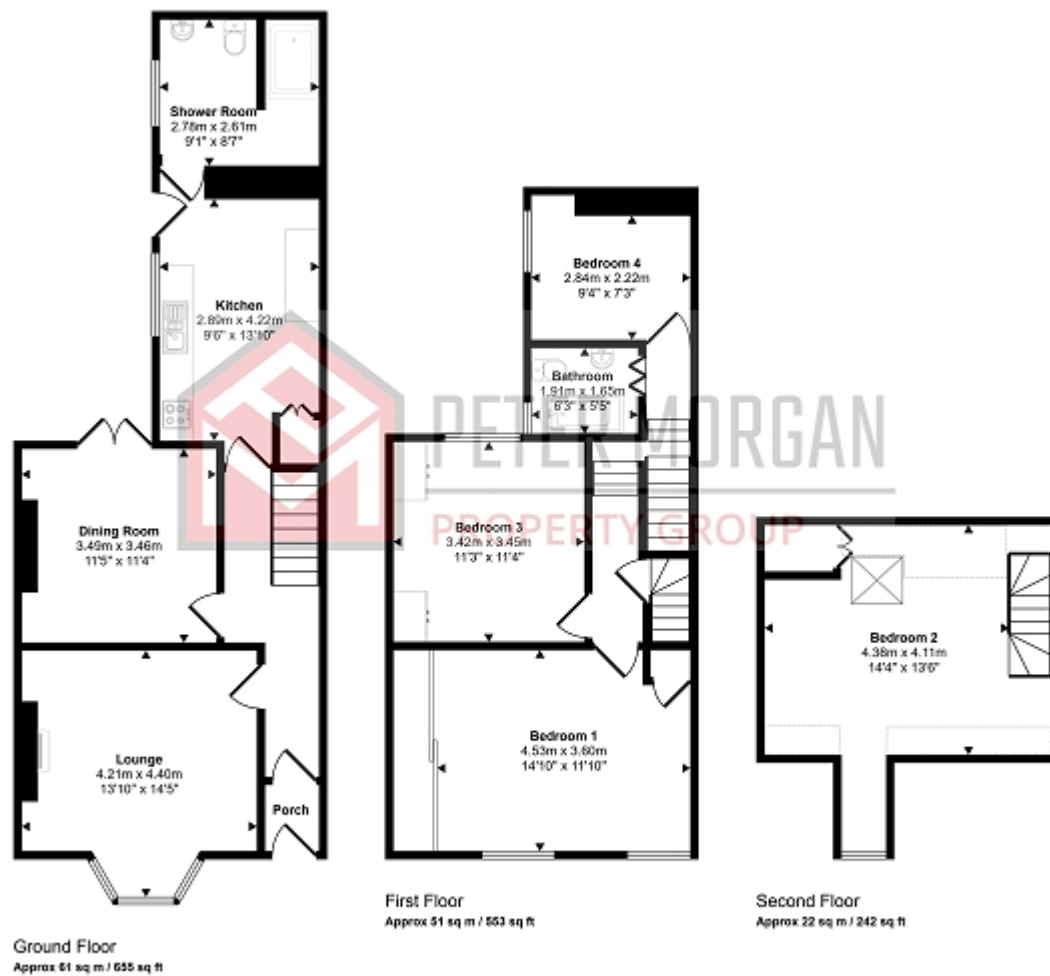
Current heating type Gas

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
135 sq m / 1450 sq ft

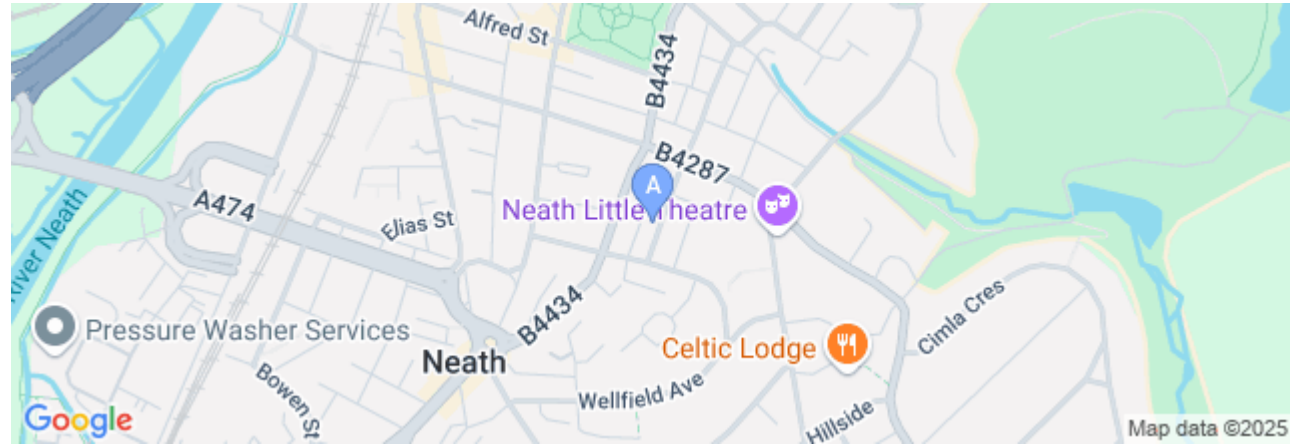


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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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