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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



PETER MORGAN

**11 Llewellyn Street, Neath, West Glamorgan, SA11 1EJ**

**£110,000**



### Main Features

- No Onwards Chain!
- Freehold Mid Terraced Property
- Offering A Lot Of Potential
- Three Bedrooms
- Convenient Location
- Potential For Investment Purposes
- Garage To Rear
- Shower Room To Ground Floor
- EPC - TBC
- Need A Mortgage? We Can Help!

### General Information

Offering potential, this freehold property features, two reception rooms, kitchen, three bedrooms and a ground floor shower room, ideal for families or potential investment opportunities, also having a rear garden which has great potential for landscaping and access to garage.

The property is located in a prime location within close distance to Neath Town centre offering a variety of restaurants, bars, Gnoll Primary and St Joseph's R C Primary, Neath bus and train station, Gnoll Country Park and local shops whilst also having easy access to the A465.

### GROUND FLOOR

#### Hallway

Radiator, carpeted flooring and staircase to first floor.  
Doors to;

#### Living Room

uPVC window to front aspect, radiator, carpeted flooring and two fitted storage cupboards.

#### Dining Room

uPVC window to rear aspect, radiator, carpeted flooring, electric fireplace, two fitted storage cupboards under stairs and cupboard housing combi boiler serving domestic hot water and gas central heating.  
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. uPVC window to side aspect, plumbing in place for washing machine and dishwasher, tile effect laminate flooring, part tiled walls and radiator.  
Door to;

Window to side, radiator, tile-effect laminate flooring, partially tiled walls, plumbing for washing machine / dishwasher and sliding door to;

#### Rear Hallway

Patio door to side, tile-effect laminate flooring and part tiled walls.  
Door to;

#### Shower Room

Comprising of a low level WC, wall mounted wash hand basin and shower. Frosted uPVC window to rear aspect, heated towel rail, tile-effect laminate flooring and tiled walls.

### FIRST FLOOR

#### Landing

uPVC window to rear aspect and carpeted flooring.  
Doors to;

### Bedroom One

uPVC window to rear aspect, radiator, carpeted flooring and fitted wardrobe housing radiator.

### Bedroom Two

uPVC window to front aspect, radiator, carpeted flooring and access to loft above.

### Bedroom Three

uPVC window to front aspect, radiator and carpeted flooring.

### EXTERNAL

#### Garden

Rear garden having patio area with path leading to decorative stone area, decking area and garage to rear with rear 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](mailto: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** B

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold

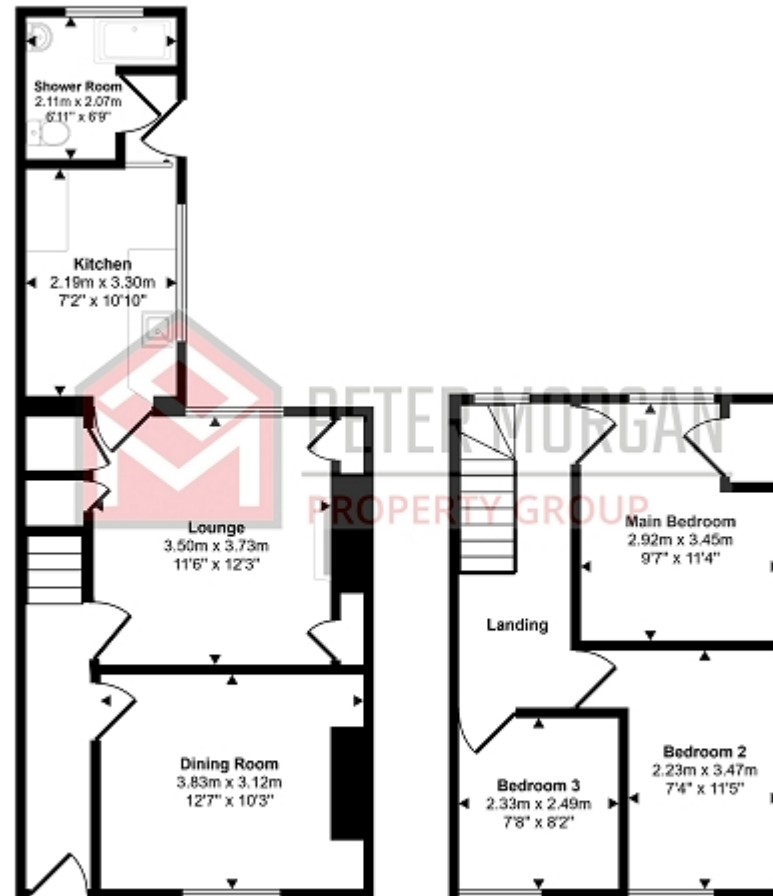









Approx Gross Internal Area  
79 sq m / 853 sq ft



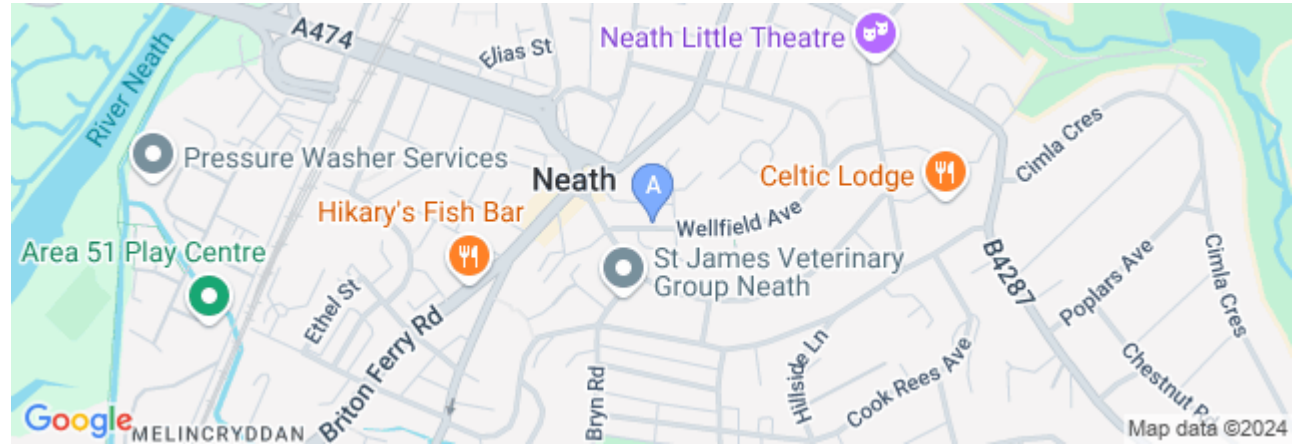
Ground Floor  
Approx 46 sq m / 496 sq ft

First Floor  
Approx 33 sq m / 358 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.

<p><b>Neath</b> Sales Hub</p> <p>npt@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p><b>Neath</b> Lettings Hub</p> <p>lettings@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p><b>Neath</b> Financial Services</p> <p>team@pmfinancial.net</p> <p>The Mortgage House, 5 The Ropewalk, Neath SA11 1EW</p>	<p><b>Bridgend</b> Sales Hub</p> <p>bcb@petermorgan.net</p> <p>16 Dunraven Place, Mid Glamorgan CF31 1JD</p>	<p><b>Talbot Green</b> Sales Hub</p> <p>talbotgreen@petermorgan.net</p> <p>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</p>	<p><b>Talbot Green</b> Lettings Hub</p> <p>lettingstg@petermorgan.net</p> <p>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</p>	<p><b>Carmarthen</b> Sales Hub</p> <p>carmarthen@petermorgan.net</p> <p>21 Bridge Street, Carmarthen SA31 3JS</p>	<p><b>Carmarthen</b> Lettings Hub</p> <p>lettingscm@petermorgan.net</p> <p>21 Bridge Street, Carmarthen SA31 3JS</p>
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# PETER MORGAN



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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.

**Neath Port Talbot Branch**  
35 Windsor Road, Neath. SA11 1NB  
npt@petermorgan.net  
VAT No : **821850148**

**www.petermorgan.net**  
**03300 563 555**



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