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**2 Carlyle Street, Neath, Neath Port Talbot. SA11 2LB**

**Offers Over £180,000**

### **Main Features**

- Semi-Detached Property
- Freehold
- Three Bedrooms
- Off Road Parking
- EPC - E
- Easy Access To M4 Corridor
- Gas Central Heating
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

### **General Information**

This semi-detached house features open plan living/dining area, kitchen, conservatory, three bedrooms and two bathrooms, making it suitable for families or those looking for additional space. The property benefits from gas central heating and double-glazed windows, enhancing energy efficiency and comfort. Externally there is off-road parking and garage to the front, an enclosed rear garden.

Conveniently located within short distance to Neath Town Centre with a variety of local shops and restaurants, Neath Train Station, Neath Bus Station, Gnoll Primary School, Melin Infants School, Neath Leisure Centre, local Petrol station and many other amenities, also having easy access to the M4 corridor and the A465.

### **GROUND FLOOR**

#### **Hallway**

uPVC Frosted double glazed window & uPVC door to front, radiator, carpeted flooring and stairs to the first floor.

#### **Living/Dining Room**

uPVC double glazed window to front aspect, radiators, carpeted flooring and feature fireplace.

### **Kitchen**

Appointed with a range of matching wall and base units with works tops over and inset stainless steel sink with mixer tap. uPVC double glazed window, integrated cooker, gas hob with hood over, plumbing in place for washing machine and dishwasher, space for fridge freezer and tile-effect laminate flooring.

### **Conservatory**

uPVC double glazed window surround, radiator, tiled flooring and patio doors to rear aspect.

### **W.C.**

Comprising of a low level WC and wall mounted basin. Frosted double glazed window to rear aspect and radiator.

### **FIRST FLOOR**

#### **Landing**

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

#### **Bedroom One**

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

#### **Bedroom Two**

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

#### **Bedroom Three**

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

## Bathroom

Comprising of a low level WC, wash hand basin and panelled bath with shower over. uPVC Frosted double glazed window to rear aspect, heated towel rail, tiled walls and floor.

## EXTERNAL

### Gardens

Decorative stone area, driveway providing off-road parking, side access to garden and a tin garage.

Enclosed rear garden with generously-sized patio area, decorative stone area, decking area and side gate.

### 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.

## 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)

## Viewings

Strictly By Appointment Only

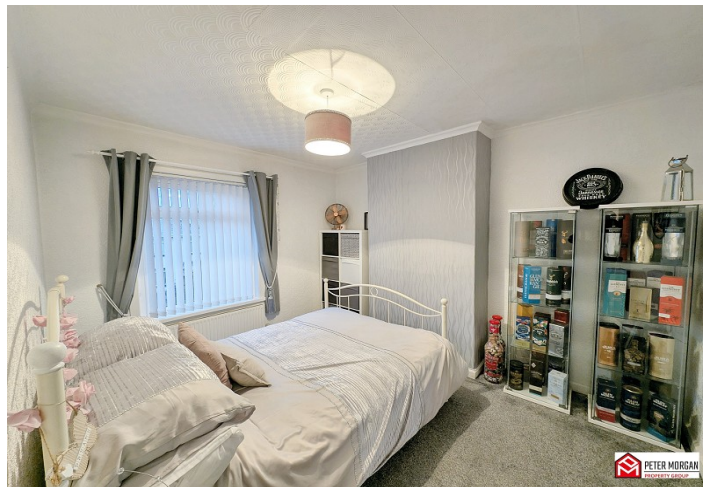
## Utilities

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

**Current council tax banding** B

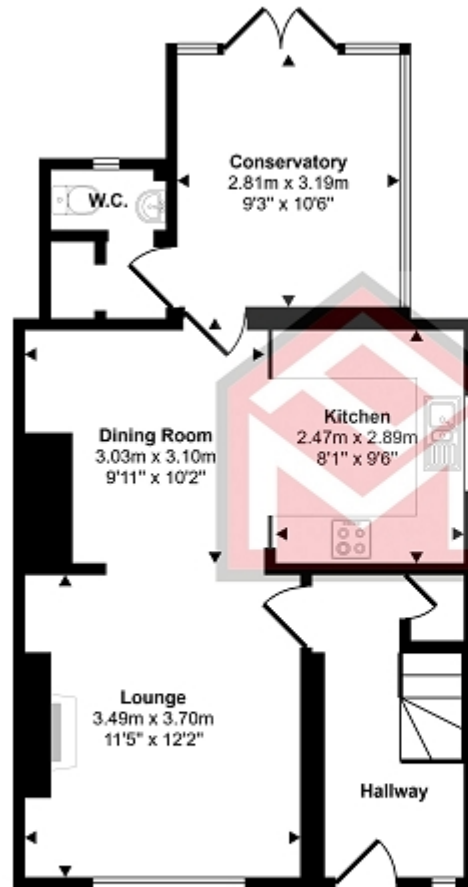
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold

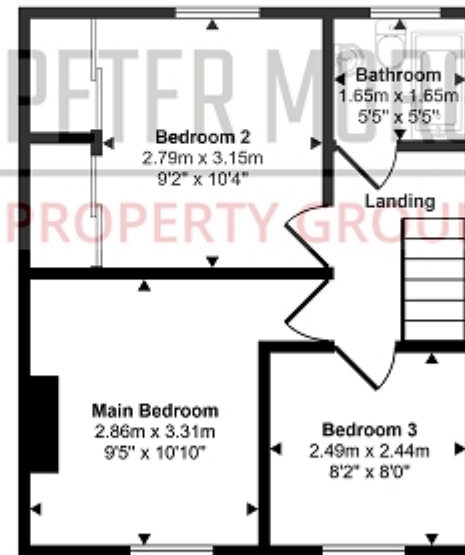




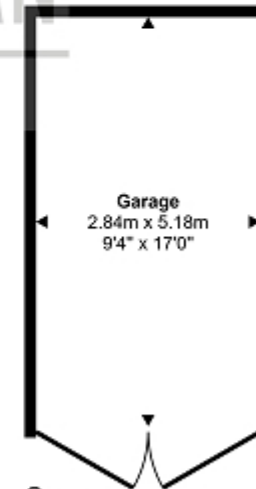
Approx Gross Internal Area  
103 sq m / 1110 sq ft



Ground Floor  
Approx 52 sq m / 555 sq ft




First Floor  
Approx 37 sq m / 397 sq ft



Garage  
Approx 15 sq m / 158 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.

## 2 Carlyle Street, Neath, Neath Port Talbot. SA11 2LB

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(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.

### Neath Sales Hub

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Lettings Hub

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Financial Services

team@pmfinancial.net

The Mortgage House,  
5 The Ropewalk,  
Neath  
SA11 1EW

### Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

### Talbot Green Sales Hub

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF

### Talbot Green Lettings Hub

lettingstg@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF

### Carmarthen Sales Hub

carmarthen@petermorgan.net

21 Bridge Street,  
Carmarthen  
SA31 3JS

### Carmarthen Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street,  
Carmarthen  
SA31 3JS

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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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