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PROPERTY
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SALES
GOLD WINNER

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44 King Street, Neath, Neath Port Talbot. SA11 1PW

£90,000



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Main Features

- NO ONWARDS CHAIN
- Freehold
- Two Bedrooms
- EPC - D
- Potential For Investment Purposes
- Easy Access To Neath Town Centre
- Close To The M4 Corridor
- Enclosed Rear Garden
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

Offering a lot of potential, this mid terraced property comprises of a lounge diner, kitchen and bathroom to ground floor and two bedrooms to the first floor. Externally, the house has an enclosed rear garden, which is currently overgrown, providing a blank canvas for potential buyers to landscape or design as they prefer.

Located within a short distant to Neath Town Centre offering many local amenities such as a variety of bars/restaurants, takeaways, Neath bus station, Train station, Gnoll Country Park, Neath RFC, Alderman Davies Primary School, Gnoll Primary School, whilst also having easy access to A465 and M4 corridor.

GROUND FLOOR

Hallway

Radiator, laminate flooring and carpeted stairs to the first floor.

Lounge/diner

uPVC double glazed windows to front aspect, two radiators, laminate flooring, gas meter location and under stairs cupboard.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window to rear aspect, plumbing in place for washing machine, space for free standing electric cooker, space for free standing fridge freezer, laminate flooring and Lada cupboard.

Door to;

Rear Hallway

Storage cupboard and uPVC door to access rear garden.

Door to;

Bathroom

Comprising of a low level WC, wash hand basin and bath with mixer tap. uPVC Frosted window to rear aspect, fully tiled walls, tiled flooring and electric heater.

FIRST FLOOR

Landing

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

Doors to;

Bedroom One

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

Bedroom Two

uPVC window to rear aspect, radiator, carpeted flooring and built in cupboard housing a gas boiler serving domestic hot water and gas central heating.

EXTERNAL

Garden

Fully enclosed rear garden.

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 or email us at 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

D

Current heating type

Gas

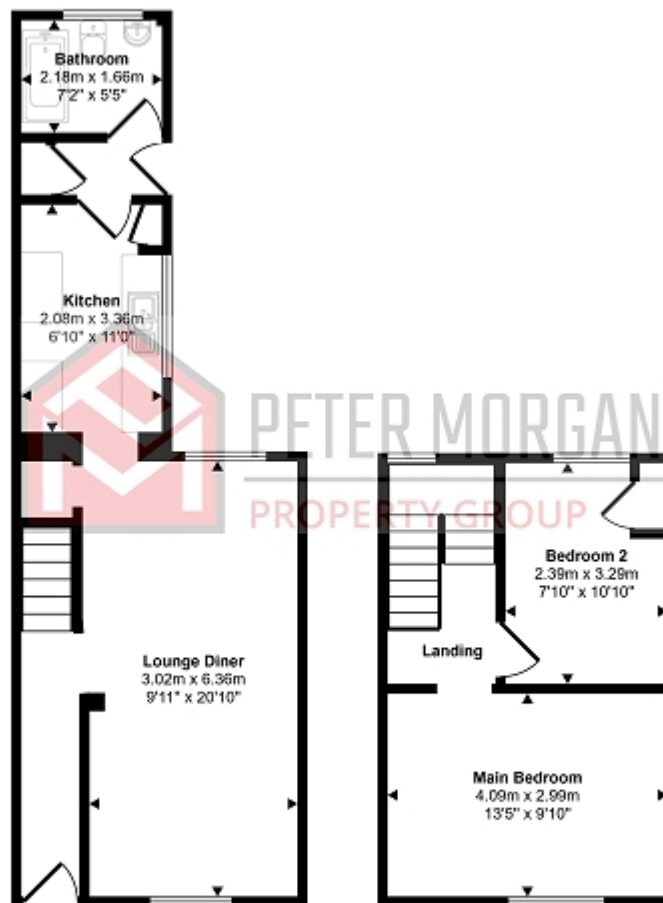
Tenure (To be confirmed)

Freehold





Approx Gross Internal Area
66 sq m / 715 sq ft




Ground Floor
Approx 40 sq m / 432 sq ft

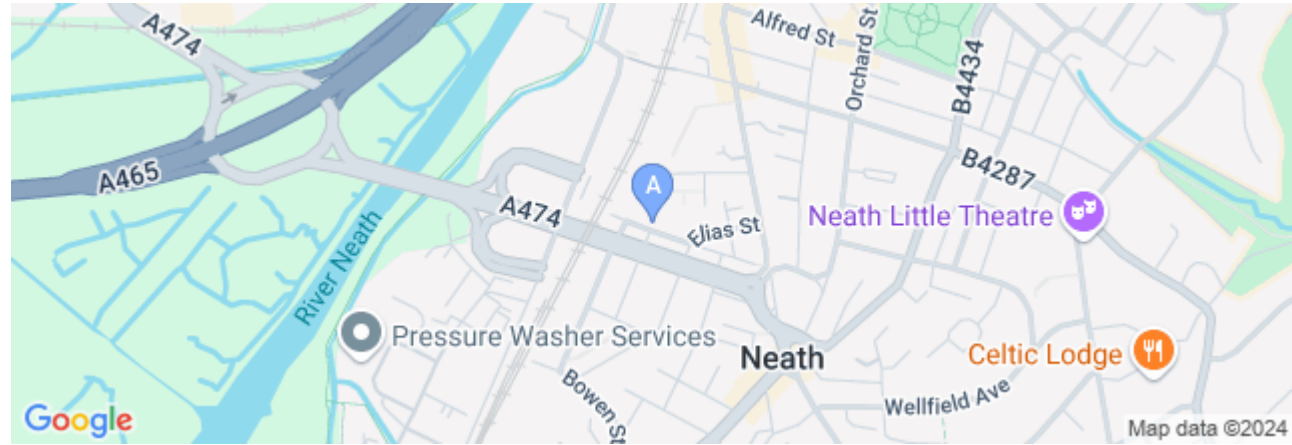
First Floor
Approx 26 sq m / 283 sq ft

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		83
(69-80) C		
(55-68) D	64	
(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.

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



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

