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PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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 PETER MORGAN
PROPERTY GROUP



PETER MORGAN

1 Cecil Street, Neath, Neath Port Talbot. SA11 1AY

£100,000

Main Features

- NO ONWARDS CHAIN!
- Three Bedroomed Property
- Freehold
- Enclosed Rear Garden
- Set On A Corner Plot
- Gas Central Heating
- Off Road Parking To The Side
- EPC - TBC
- Need A Mortgage? We Can Help!

General Information

This end of terraced property features one reception room, kitchen and bathroom to the ground floor, three bedrooms and separate WC to the first floor. The house is fitted with gas central heating and double-glazed windows throughout, providing energy efficiency and warmth. The exterior of the property includes off-road parking to the rear and an enclosed rear garden with garden shed and under cover area.

Ideally close to local amenities such as 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

Entrance Porch

Carpeted flooring.
Door to;

Entrance Hallway

Radiator and carpeted stairs to first floor.
Door to;

Lounge/diner

uPVC double glazed window to front aspect, two radiators, feature stone fireplace, uPVC door to access rear garden and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window to side aspect, integrated oven, hob with extractor fan, plumbing in place for washing machine, cupboard housing a fridge freezer and wood-effect cushion flooring.

Door to;

Rear Hallway

uPVC double door to access rear garden and laminate flooring.

Bathroom

Comprising of a low level WC, vanity wash hand basin and panelled bath with electric shower. uPVC double glazed window to side aspect, heated towel rail, tiled flooring and tiled walls.

FIRST FLOOR

Landing

Carpeted flooring and access to the loft above.
Doors to;

Bedroom One

Dual uPVC double glazed windows, radiator and carpeted flooring.

Bedroom Two

uPVC double glazed window, radiator and carpeted flooring.

Bedroom Three

uPVC double glazed window, radiator and carpeted flooring.

EXTERNALLY

Gardens

Enclosed rear garden with gated access including off street parking, garden shed and covered terrace area.

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

Current council tax banding

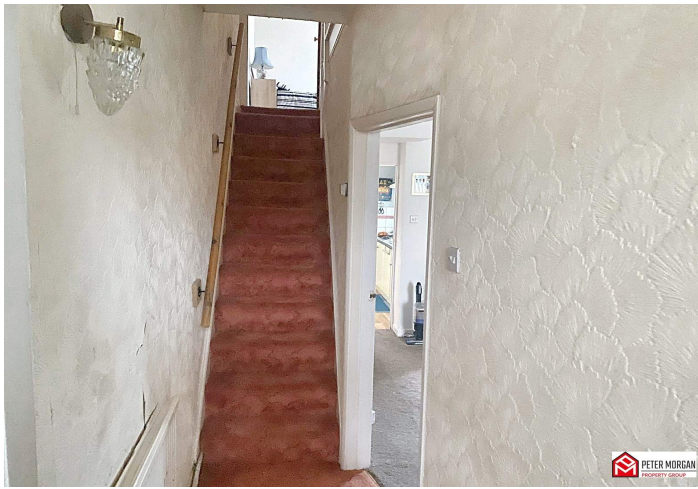
B

Current heating type

Gas

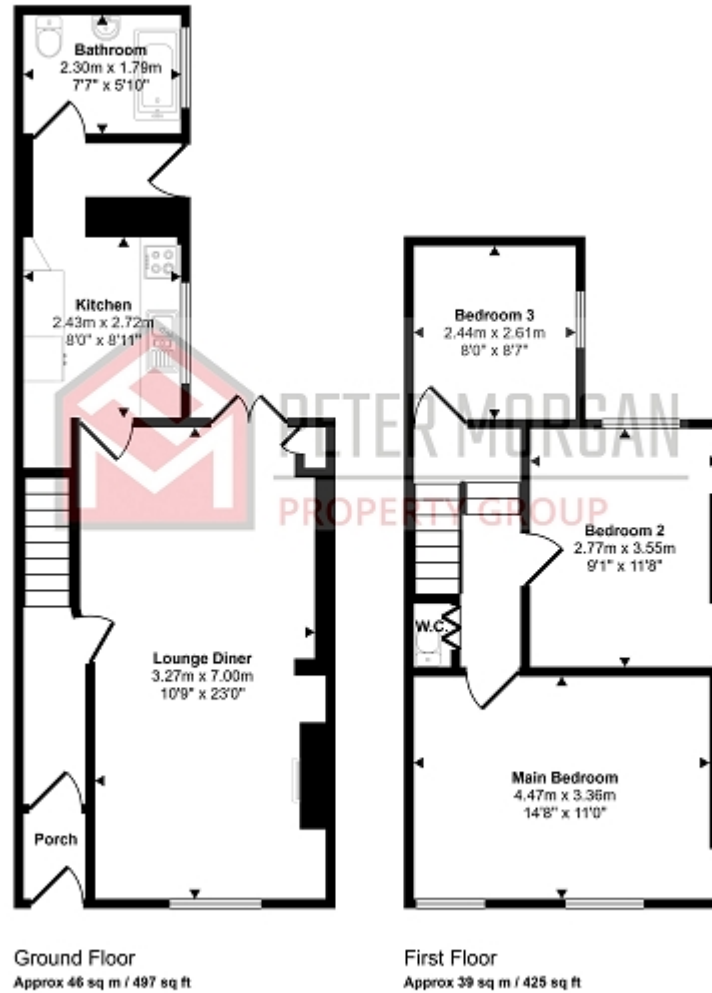
Tenure (To be confirmed)

Freehold






Approx Gross Internal Area
86 sq m / 921 sq ft

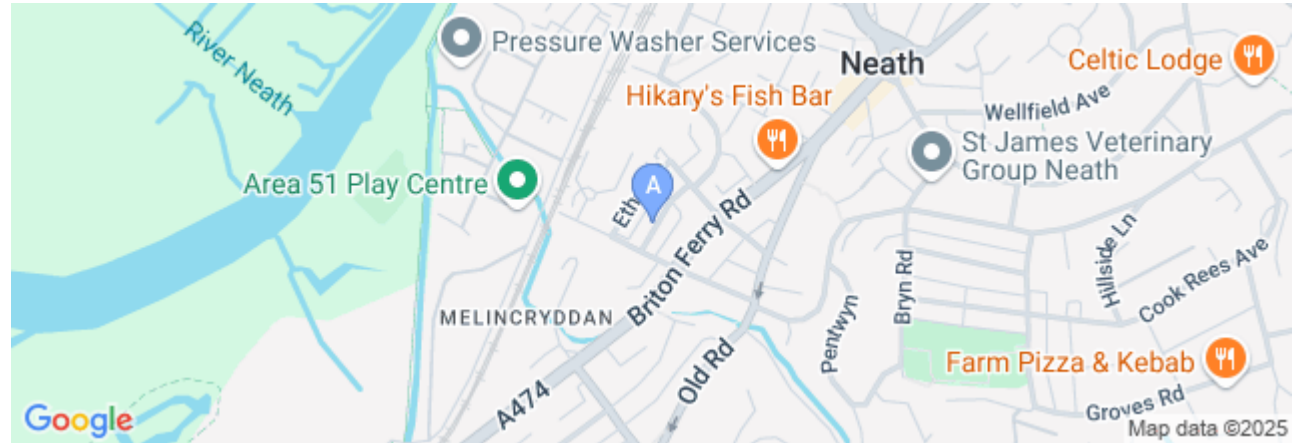


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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