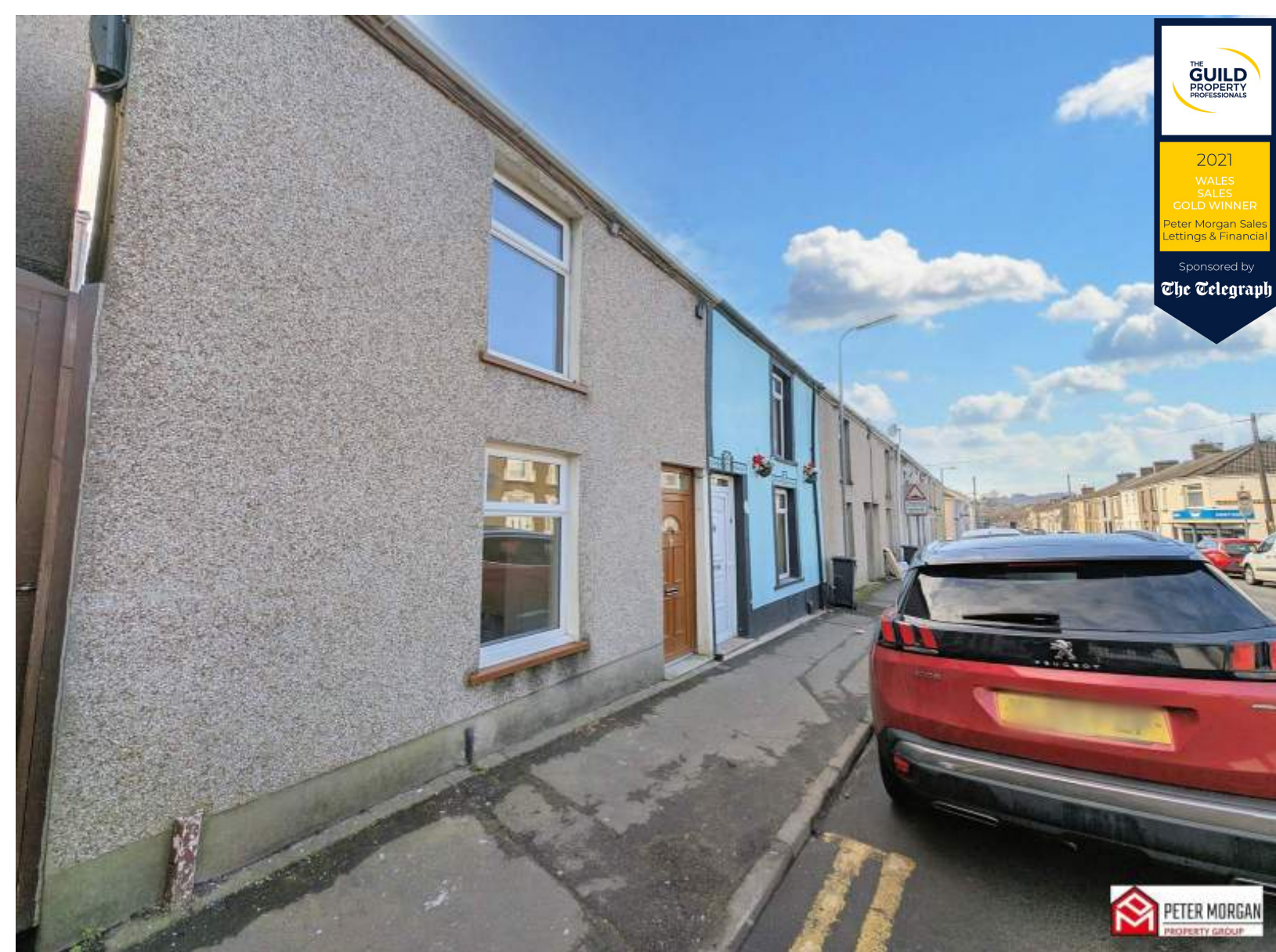


THE GUILD
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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 PETER MORGAN
PROPERTY GROUP

55 Regent Street East, Neath, Neath Port Talbot. SA11 2SA

£130,000



PETER MORGAN

Main Features

- NO ONWARDS CHAIN
- Recently Renovated Throughout
- Freehold
- Two Bedrooms
- EPC - D
- Enclosed Rear Garden
- Bathroom To Ground Floor
- Approximately 1.9 Miles To Neath Town Centre
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

Recently renovated throughout, this two bedroom property is located in a convenient location, in the heart of Briton Ferry, close to many local amenities such as local primary schools, the local fuel station, shops and other amenities whilst having easy transport links to Neath Town Centre, Port Talbot Town Centre and access to the M4 corridor making this property ideal for commuting. The property offers two reception rooms, kitchen and bathroom to the ground floor and two bedrooms to the first floor, also having an enclosed rear garden.

GROUND FLOOR

Hallway

uPVC door to front, radiator, carpeted flooring, door to reception room and open access to lounge.

Lounge

uPVC double glazed window to front aspect, radiator, fitted storage cupboard in alcove housing gas meter and carpeted flooring.

Dining Room

uPVC double glazed window to rear aspect, radiator, carpeted flooring, staircase to first floor and door to:

Kitchen

Window to side, radiator, wood-effect laminate flooring, fitted with a range of wall & base units with work preparation surfaces over & stainless steel sink & drainer with mixer tap, storage cupboard housing combi boiler, oven with ceramic hob & cooker hood over, space for fridge / freezer and door to:

Rear Hallway

Patio door to side, wood-effect laminate flooring, loft access hatch, fitted storage cupboard housing radiator.

Bathroom

Frosted double glazed window to rear aspect, heated towel rail, wood-effect laminate flooring, low level WC, wash hand basin, panelled bath with shower over & shower screen and extractor fan.

FIRST FLOOR

Landing

Carpeted flooring and access to the loft above.

Bedroom One

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

Bedroom Two

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

EXTERNALLY

Gardens

South facing enclosed rear garden with patio area, storage shed and 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 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding B

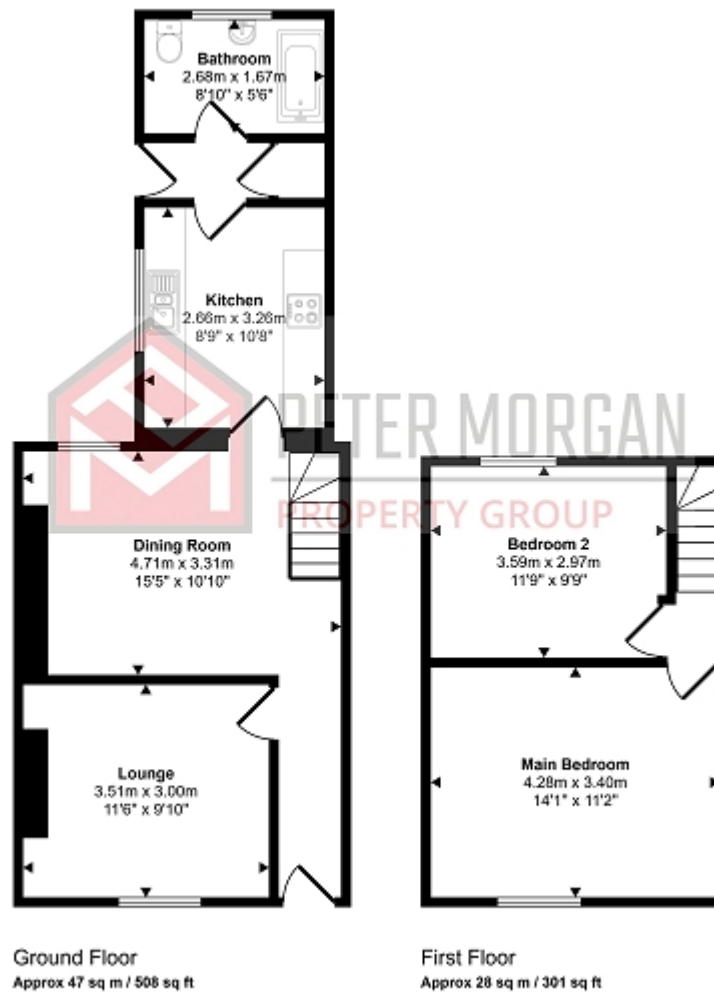
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
75 sq m / 808 sq ft

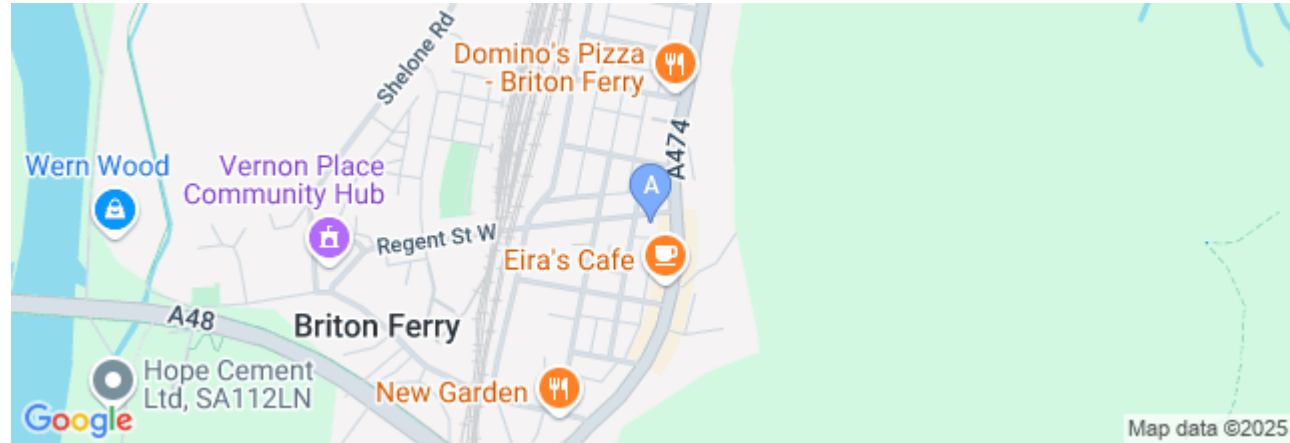


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

55 Regent Street East, Neath, Neath Port Talbot. SA11 2SA

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(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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