

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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Lettings & Financial

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PETER MORGAN  
PROPERTY GROUP



PETER MORGAN

**5 Willet Close, Neath, Neath Port Talbot. SA11 1RZ**

**£125,000**



### **Main Features**

- Potential For Investment Purposes
- Ideal Location Close To Neath Town Centre
- Selling Tenant In-situ
- Mid Terraced Property
- Two Bedrooms
- Enclosed Rear Garden
- EPC - C / Council Tax Band - C
- Gas Central Heating
- Freehold
- Need A Mortgage? We Can Help!

### **General Information**

This mid-terraced property comprises of kitchen and lounge diner to the ground floor, two bedrooms and bathroom to the first floor, also boasts an enclosed rear garden and a parking space to the front aspect.

Situated in a convenient location close to many local amenities such as Gnoll Primary School, Alderman Davies Primary School, Gnoll Country Park, Neath Cricket Club, Neath Leisure Centre, Neath Railway and Bus Station.

### **GROUND FLOOR**

#### **Entrance Hallway**

Vinyl flooring, radiator, consumer unit location and stairs to first floor.  
Doors 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 double glazed window to front aspect, integrated oven, gas hob, cooker hood and integrated fridge freezer.

#### **Lounge**

uPVC double glazed French doors to access rear, two radiators and carpeted flooring.

### **FIRST FLOOR**

#### **Landing**

Carpeted flooring.  
Doors to;

#### **Bathroom**

Comprising of a low level WC, wash hand basin and a bath with shower over and glass screen. Vinyl flooring, radiator and cladded walls.

#### **Bedroom Two**

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

#### **Bedroom One**

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

### **EXTERNALLY**

#### **Gardens**

Off road parking to the front.

Enclosed rear garden.

#### **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](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 water, mains electricity, mains gas, mains drainage (Services not tested)

**Current council tax banding** C

**Current heating type** Gas

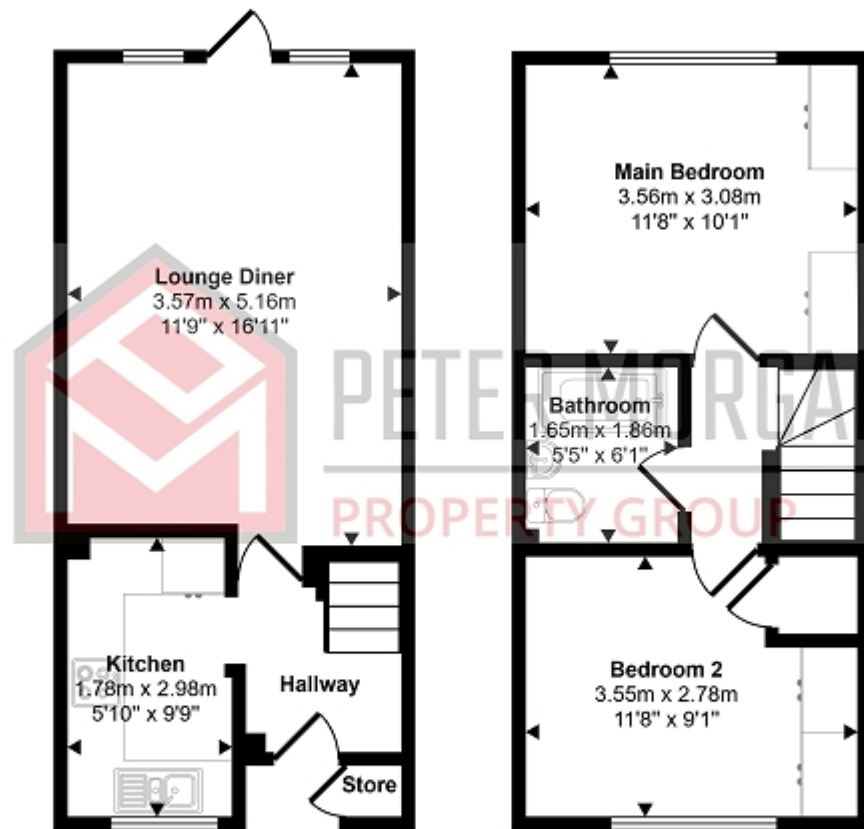
**Tenure (To be confirmed)** Freehold







Approx Gross Internal Area  
56 sq m / 608 sq ft




Ground Floor  
Approx 28 sq m / 301 sq ft

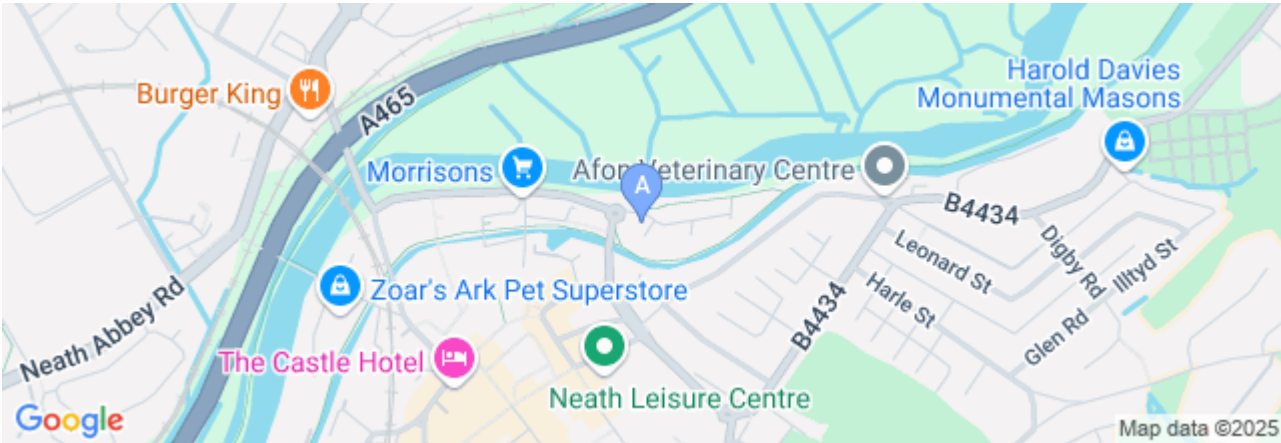
First Floor  
Approx 29 sq m / 307 sq ft

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
Very energy efficient - lower running costs		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.

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

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