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PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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Lettings & Financial

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PETER MORGAN
PROPERTY GROUP

23 Meadow Road, Neath, West Glamorgan, SA11 2AG

£170,000



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Main Features

- Semi-Detached Property
- Offering A Lot Of Potential
- Freehold
- Three Bedrooms & Two Reception Rooms
- Garage & Driveway Providing Off Road Parking
- Close To Local Amenities
- Gas Central Heating
- EPC - D / Council Tax Band - C
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

General Information

Offering ample potential, this semi-detached house consists of three bedrooms and two reception rooms, providing ample living space for families or individuals, also having a utility area, kitchen to the ground floor, family bathroom with separate WC to the first floor.

The exterior of the home includes an enclosed rear garden and a garage, adding to the convenience and practicality of the residence. A well maintained front garden, with a blend of greenery, offering a welcoming approach to the house.

Located within a short distance to Neath Town Centre, having a variety of restaurants and bars, Neath Bus Station, Neath Train Station, local primary schools, Gnoll Country Park and many more, also having easy access to the A465 and M4 corridor.

GROUND FLOOR

Entrance Hallway

Carpeted flooring, radiator, stairs to first floor, stairs to first floor and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

Reception Room One

uPVC double glazed window to front aspect, radiator and carpeted flooring. Please note there is Parquet flooring under carpets.

Reception Room Two

uPVC double glazed window to front aspect, two radiators, fire place with electric fire and carpeted flooring. Please note there is Parquet flooring under carpets.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. Space for under counter fridge, vinyl flooring and door to access rear garden.

FIRST FLOOR

Landing

uPVC window to rear aspect and carpeted flooring.

W.C.

Low level WC, uPVC Frosted window to rear aspect, radiator and vinyl flooring.

Bathroom

Comprising of a wash hand basin and bath with electric shower. uPVC Frosted window to rear aspect, carpeted flooring, radiator, cladded walls, radiator and access to the loft.

Bedroom One

uPVC window to front aspect, radiator and carpeted flooring.

Bedroom Two

uPVC window to front aspect, radiator and carpeted flooring.

Bedroom Three

uPVC window to rear aspect, carpeted flooring and radiator.

Gardens

Gated driveway providing off road parking and laid to lawn front garden having access to the rear.

Garage

Up and over door to driveway

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)

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

Current council tax banding C

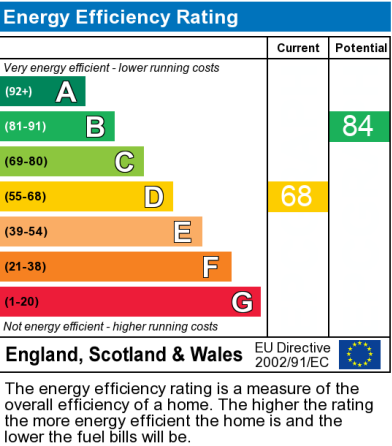
Current heating type Gas

Tenure (To be confirmed) Freehold





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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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