



THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



PETER MORGAN

31 Heathfield Avenue, Glynneath, Neath, Neath Port Talbot. SA11 5AB

£140,000

Main Features

- Mid Terraced Property
- Three Bedrooms
- Freehold
- Village Location
- Enclosed Rear Garden
- EPC - TBC / Council Tax Band B
- Gas Central Heating
- Close To Many Local Amenities
- Need A Mortgage? We Can Help!

General Information

This mid-terraced house comprises of open plan living area, kitchen and bathroom to the ground floor, three bedrooms to the first floor, also having an enclosed rear garden with access to the rear lane.

Located close to many local amenities such as Cwmnedd Primary School, Ysgol Gynradd Gymraeg Primary, Glynneath Rugby Club, Welfare Park, Tennis Courts, Leisure Centre, Tesco Petrol Station, a variety of local shops, dentist, GP and a variety of restarunts such as the popular Sgwd Gladys just a stone throw away from the Waterfall country, also having excellent transport links and easy access to the A465.

GROUND FLOOR

Hallway

uPVC door to front, wooden flooring and staircase to first floor.
Door to;

Living Room

Window to front aspect, patio door to rear, radiator, wooden flooring and fitted storage cupboard.
Door to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and 'Belfast style' composite sink with mixer tap. Windows to side aspect, cooker with 5-ring gas hob & cooker hood, space for fridge/freezer, plumbing in place for washing machine, space for tumble dryer, radiator, tiled flooring and inset ceiling spotlights.
Door to rear aspect

Inner Hallway

Tiled flooring.
Door to;

Bathroom

Comprising of a low level WC, wash hand basin, panelled bath with shower over and shower screen. Frosted window to side aspect, fully tiled, inset ceiling spotlight and radiator.

FIRST FLOOR

Landing

Carpeted flooring.
Doors to;

Bedroom One

Dual windows to front aspect, radiator and carpeted flooring.

Bedroom Two

Window to rear, radiator and carpeted flooring.

Bedroom Three

Window to rear, radiator, carpeted flooring and access to the loft above.

EXTERNAL

Gardens

Enclosed rear garden with steps up decorative stone area with variety of trees, bushes & shrubbery, outside tap, external power supply, flagstone patio area, access to workshop to rear and rear access lane.

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

Current council tax banding

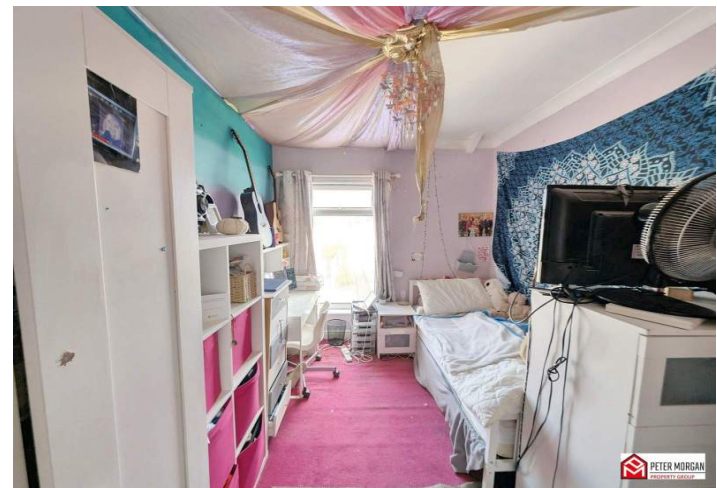
B

Current heating type

Gas


Tenure (To be confirmed)

Freehold

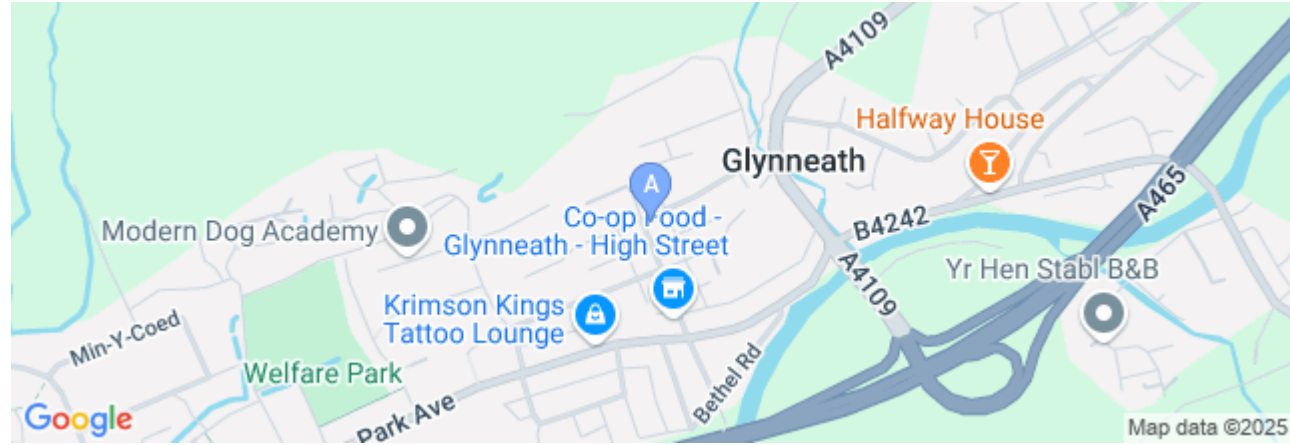




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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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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PETER MORGAN



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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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