



2021
WALES
SALES
GOLD WINNER
Peter Morgan Sales
Lettings & Financial

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PETER MORGAN

24 Leonard Street, Neath, West Glamorgan, SA11 3HN

£180,000

Main Features

- NO ONWARDS CHAIN!
- Two Bedroom Terraced Property
- Convenient Location
- Recently Decorated Throughout
- Council Tax - B / EPC - C
- Freehold
- Gas Central Heating
- Detached Garage To Rear Providing Storage
- Double Glazed Windows Throughout
- Need A Mortgage? We Can Help!

General Information

Set in a convenient location this mid terraced property comprises of an open plan living area and kitchen to the ground floor, bathroom and two bedrooms to the first floor, also having an enclosed rear garden with access to detached garage providing off road parking and storage.

Located within a short distance to Neath Town Centre with a variety of amenities such as Ysgol Castel Nedd, Gnoll Country Parc, Neath RFC, Neath Leisure Centre, Victoria Gardens, many local restaurants, excellent transport links and easy access to the A465.

GROUND FLOOR

Hallway

Door to front aspect, radiator and 'parquest style' wood effect flooring. Staircase to first floor and Doors;

Living Room

Bay double glazed window to front aspect, double glazed window to rear aspect, two radiators, fitted storage in alcoves and fitted carpet.

Dining Room

Double glazed window to side aspect, radiator and fitted carpet door to;

Kitchen

Double glazed window to rear aspect, patio door to side aspect and wood-effect tiled floor. Appointed with a range of wall & base units with work preparation surfaces and stainless steel sink & drainer unit with mixer tap. Fitted oven with gas hob & cooker hood over. Plumbing for washing machine and space for for tumble dryer.

Landing

Fitted carpet and access to loft above.

Door to;

Bedroom One

Two double glazed window to front aspect, Radiator, fitted carpets and range of fitted wardrobes.

Bedroom Two

Double glazed window to rear aspect, radiator and fitted carpet.

Bathroom

Frosted window to rear aspect, radiator and fitted carpet. Pedestal wash basin, panelled bath with shower over & shower screen. Partially tiled walls and fitted storage cupboard housing combi boiler.

W.C.

Frosted window to side aspect, radiator, fitted carpet, W/C and bidet.

EXTERNAL

Front

Small patio area to front leading to front door.

Rear

Enclosed rear garden with patio area, outside tap. Lawned area, access to garage and gated rear access.

Garage

Fob controlled garage to rear aspect, window to rear aspect, mechanical pit and power supply.

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

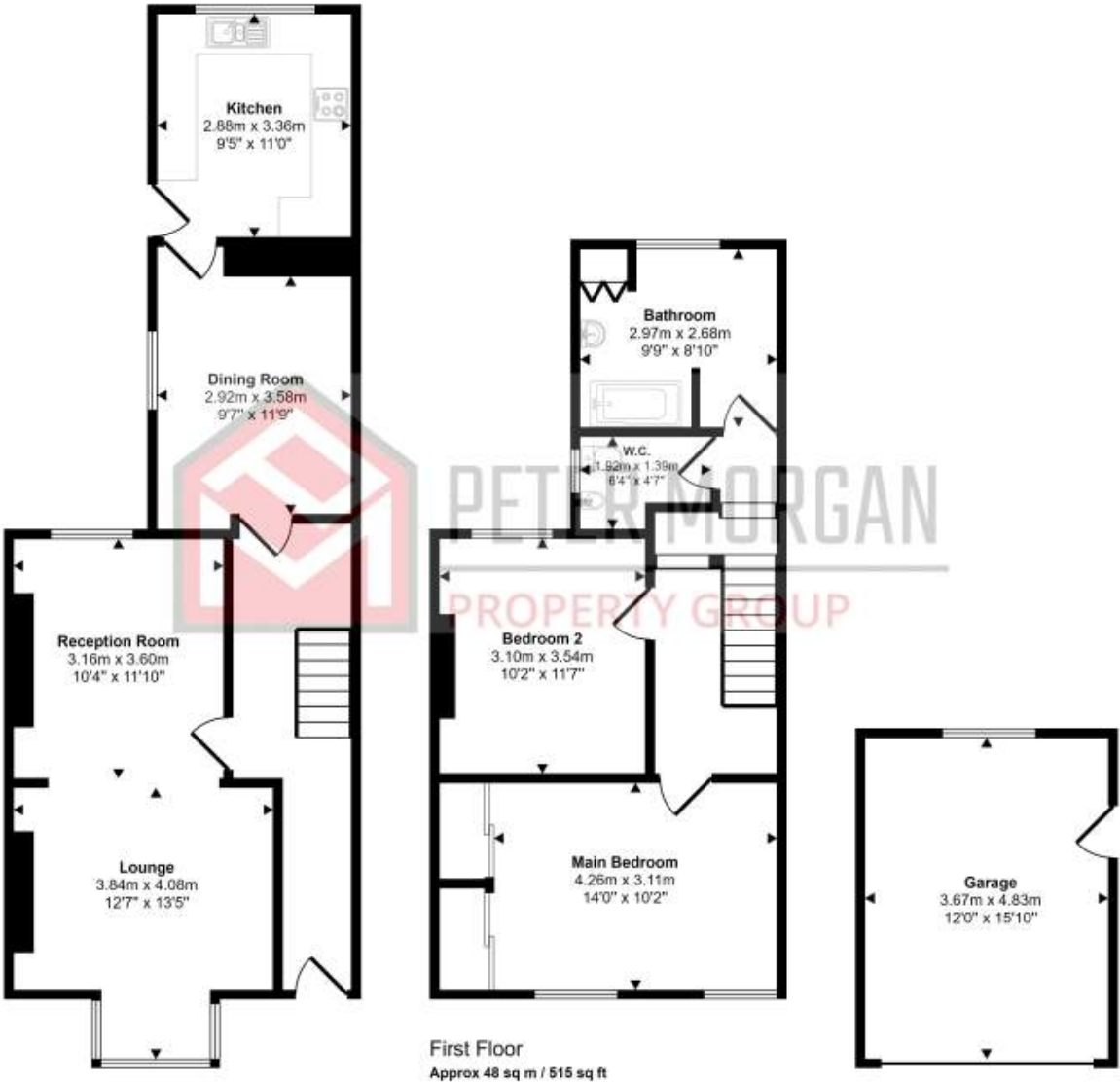
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
124 sq m / 1337 sq ft

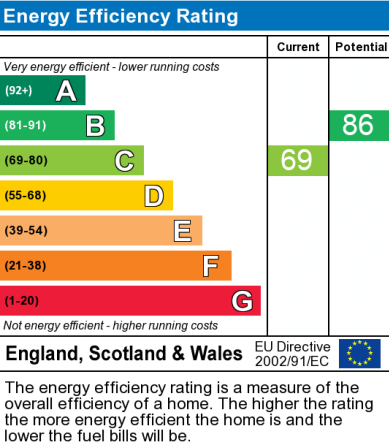


Ground Floor
Approx 59 sq m / 632 sq ft

First Floor
Approx 48 sq m / 515 sq ft

Garage
Approx 18 sq m / 191 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.



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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PROPERTY. PROPERLY



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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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