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159 Shelone Road, Neath, Neath Port Talbot. SA11 2NE

Offers Over £175,000

Main Features

- NO ONWARDS CHAIN!
- Semi Detached Property
- Four Bedrooms
- Two Reception Rooms
- Freehold
- Close To Local Amenities
- Gas Central Heating
- Low Maintenance Rear Garden
- Offering A Lot Of Potential
- Need A Mortgage? We Can Help!

General Information

With no onwards chain, this semi-detached house approximately 145+ square meters, features four bedrooms, providing ample living space for families or those looking for additional room for guests or a home office. With two reception rooms, the property offers flexibility in layout and usage, making it suitable for a variety of lifestyles, also having a feature bathroom.

Located in a small village ideally close to many local amenities such as St Mary's Church, Briton Ferry Train Station, Jersey Park, Briton Ferry Cricket and Football Club, Tesco Express and a short drive to Port Talbot Town Centre and Neath Town Centre, whilst also having easy access to the M4 corridor.

GROUND FLOOR

Porch

uPVC door to front, wood-effect laminate flooring and door to;

Hallway

Radiator, wood-effect laminate flooring, staircase to first floor and doors to;

Living Area

Bay windows to front & side, radiator and decorative fireplace.

Dining Room

Window to side, tiled flooring, log burner, fitted storage cupboard and door to;

Kitchen

Appointed with wall and base units with work tops over and inset stainless steel sink with mixer tap. Windows to side and rear aspect, plumbing in place for washing machine, radiator and wood-effect laminate flooring.

FIRST FLOOR

Landing

Split-level stairs, radiator, wood-effect laminate flooring, fitted storage cupboard and doors to;

Bedroom One

Two windows to front.

Bedroom Two

Window to side aspect.

Bedroom Three

Window to rear and wood-effect laminate flooring.

Bedroom Four

Window to side, wood-effect laminate flooring and access to loft above.

Bathroom

Comprising of a low level WC, wash hand basin and panelled bath with shower over. Window to side aspect, radiator and wood-effect laminate flooring.

EXTERNALLY

Gardens

Front

Side gate access to property.

Side garden

Range of mature trees, bushes & shrubbery with small patio area and side door to kitchen.

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

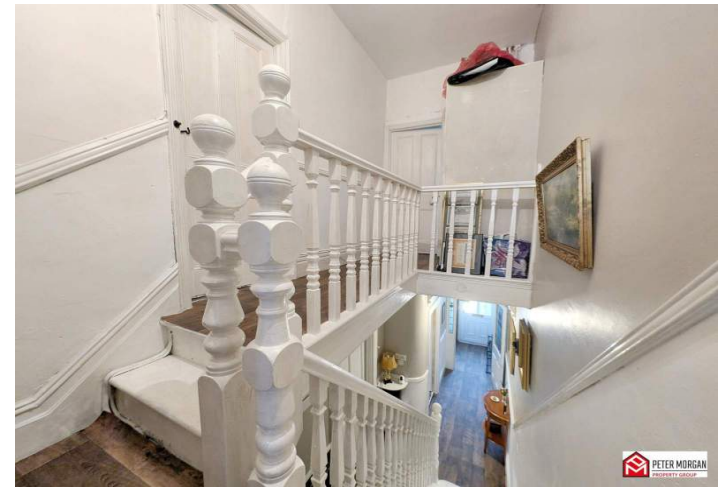
Mains Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

Current council tax banding D

Current heating type Combi

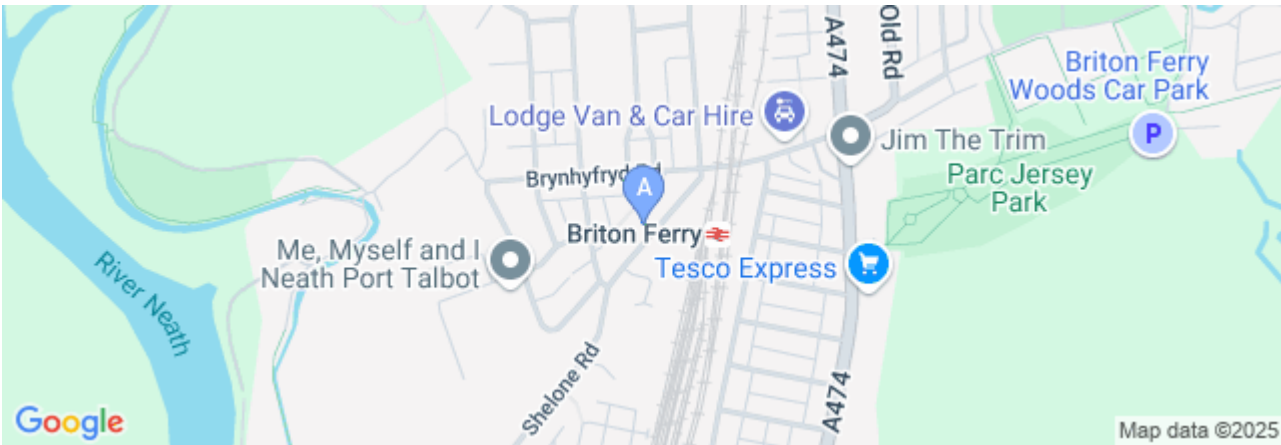
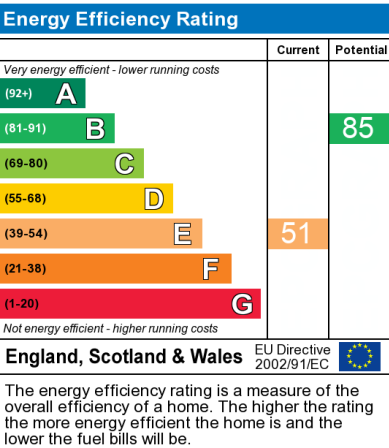
Tenure (To be confirmed) Freehold







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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.

Neath Hub npt@petermorgan.net lettings@petermorgan.net 33-35 Windor Road, West Glamorgan SA11 1NB	Neath Financial Services team@pmfinancial.net The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	Bridgend Sales Hub bcb@petermorgan.net 16 Dunraven Place, Mid Glamorgan CF31 1JD	Talbot Green Hub talbotgreen@petermorgan.net lettingstg@petermorgan.net Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	Carmarthen Hub carmarthen@petermorgan.net lettingscm@petermorgan.net 21 Bridge Street, Carmarthen SA31 3JS	Cardiff Hub cardiff@petermorgan.net lettingscd@petermorgan.net 144 Crwys Road, Cathays Cardiff CF24 4NP
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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.

Neath Port Talbot Branch
35 Windsor Road, Neath. SA11 1NB
npt@petermorgan.net
VAT No : **821850148**

www.petermorgan.net
03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

