

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



 PETER MORGAN
PROPERTY GROUP



PETER MORGAN

23 Rockingham Terrace, Neath, Neath Port Talbot, SA11 2PB

£125,000

Main Features

- Mid Terraced Property
- Freehold
- Three Bedrooms
- Village Location
- EPC - TBC / Council Tax Band - B
- Gas Central Heating
- Enclosed Rear Garden
- Good Transport Links
- Potential For Investment Purposes
- Need A Mortgage? We Can Help!

General Information

This mid terraced property located in a convenience location, offers two reception rooms and kitchen to the ground floor, three bedrooms and bathroom to the first floor. The layout promotes a functional space for daily living, enhancing convenience for residents. The property includes an enclosed rear garden, offering a private outdoor area for leisure or gardening. The garden has been well-maintained with laid to lawn area and a pathway, creating an inviting environment for relaxation or gatherings.

Conveniently located close to many local amenities such as Briton Ferry Railway Station, Ysgol Gynradd Baglan Primary School, Ysgol Carreg Hir, McDonalds, Tesco Express, woodland walks, Briton Ferry Dental care, a short drive to Neath Town Centre, Aberavon Beach and easy access to the M4 corridor.

GROUND FLOOR

Entrance Hallway

Laminate flooring and stairs to first floor.

Dining Room

uPVC window to rear aspect, radiator, alcove cupboard, feature fireplace and laminate flooring.

Arch way to;

Living Room

uPVC double glazed window to front aspect, radiator and laminate flooring.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window, integrated oven, plumbing in place for washing machine, ceramic tiled flooring and wall mounted combi boiler serving domestic hot water and gas central heating.

FIRST FLOOR

Landing

Laminate flooring and access to the loft above.

Doors to;

Bedroom One

uPVC double glazed window to front aspect, radiator and laminate flooring.

Bedroom Two

uPVC double glazed window to front aspect, radiator and laminate flooring.

Bedroom Three

uPVC double glazed window, radiator and laminate flooring.

Bathroom

Comprising of a low level WC, vanity wash hand basin and separate shower cubicle. uPVC double glazed window, fully tiled walls, extractor fan and towel rail.

EXTERNALLY

Rear Garden

Enclosed rear garden with access to rear, laid to lawn area and storage shed with power.

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 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

B

Current heating type

Gas

Tenure (To be confirmed)

Freehold

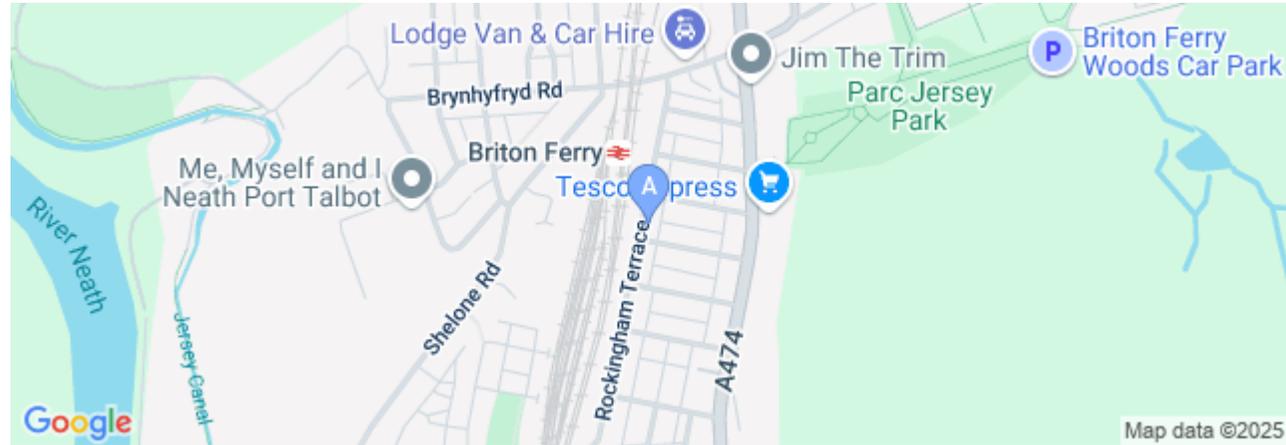




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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales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