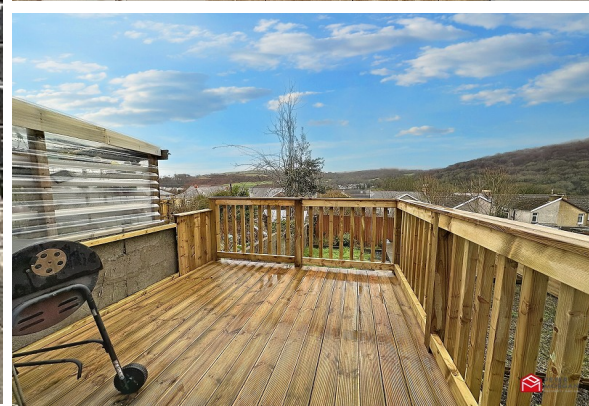


THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



137 Ruskin Street, Neath, Neath Port Talbot. SA11 2LD



**£160,000**



## Main Features

- Convenient Location
- Semi-Detached Family Home
- Three Bedrooms & Attic Room
- EPC - C
- Freehold
- Enclosed Rear Garden Boasting Mountain Views
- Excellent Transport Links
- Gas Central Heating
- Two Cosy Reception Rooms
- Need A Mortgage? We Can Help!

## General Information

This well presented family home located in a friendly village located within a close distance to Neath Town Centre, Briton Ferry. This beautiful property offers a cosy lounge, living room and a modern kitchen to the ground floor, three bedrooms and bathroom to the first floor and a loft which could be used as a study/fourth bedroom.

Having easy access to the M4 corridor and A465, also close to many local amenities such as Briton Ferry Railway Station, St Mary's Church, McDonald's Restaurant, Tesco Express, Ysgol Carreg Hir, Ysgol Gynradd Gymraeg Tyle'r Ynn and a short drive to Neath Town Centre, Port Talbot Town Centre and Aberavon Beach.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Entrance Hallway

Enter through a uPVC door, laminate flooring, storage cupboard, radiator, and gas meter.

Doors to;

### Lounge

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

### Living Room

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

### Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel mixer tap. uPVC double glazed window to the side aspect, porcelain tiled flooring, integrated oven with gas hob and fan over, plumbing in place for a washing machine, space for a fridge freezer, part tiled walls and a uPVC door to access the rear garden.

## FIRST FLOOR

### Landing

uPVC double glazed window to the side aspect, carpeted flooring, radiator and carpeted stairs to the loft.

Doors to;

### Bathroom

Comprising of a low level WC, vanity wash hand basin and a panelled bath with shower over and a glass screen. uPVC frosted double glazed window to the rear aspect, part tiled walls, wooden flooring and heated towel rail.

### Bedroom Two

uPVC double glazed window to the rear aspect, carpeted flooring and radiator.

### Bedroom Three

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

### Bedroom One

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

## Loft

uPVC double glazed 'Velux' window, carpeted flooring and radiator.

## EXTERNALLY

### Garden

A gated front garden with decorative stone and path to the rear garden.

An enclosed rear garden with raised decking area boasting mountain views and a further garden with laid to lawn and decking area.

### 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 option 3 or email us at [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

## Council Tax

Annually - £1643

### 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

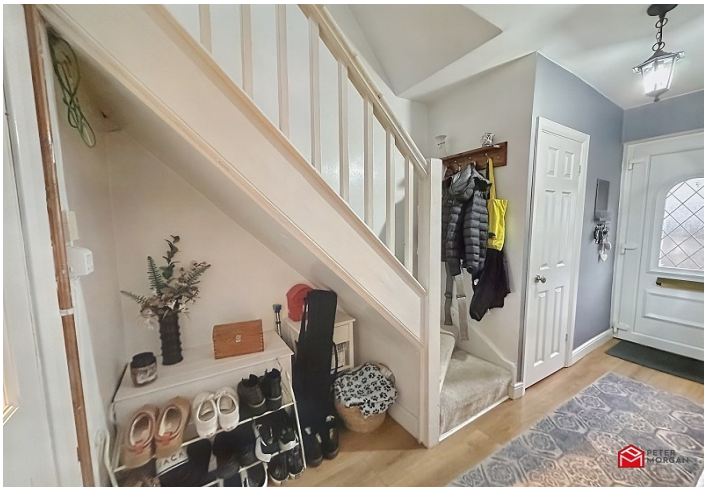
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** B

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold





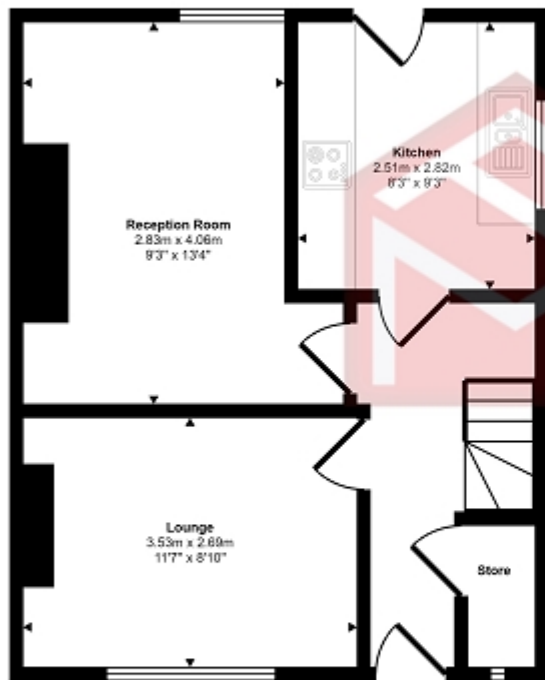




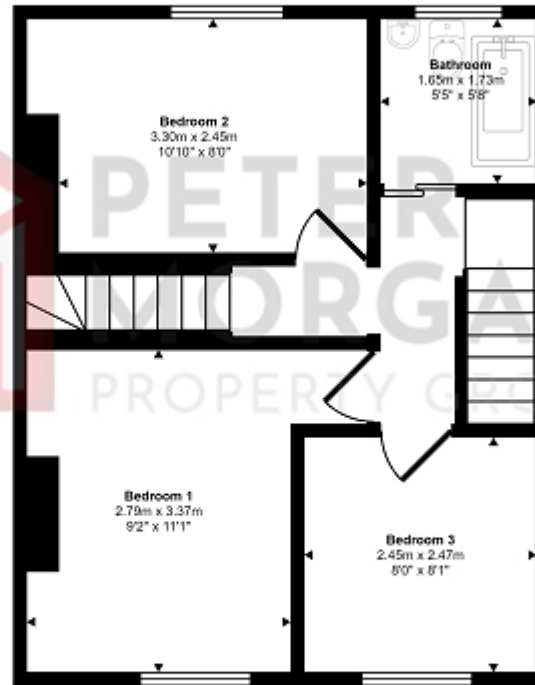




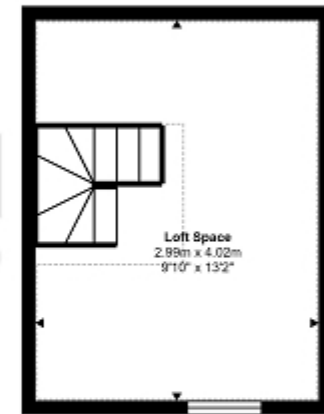
Approx Gross Internal Area  
87 sq m / 937 sq ft




Ground Floor  
Approx 38 sq m / 408 sq ft




First Floor  
Approx 37 sq m / 400 sq ft



Second Floor  
Approx 12 sq m / 130 sq ft

 Denotes head height below 1.5m

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.



# PETER MORGAN

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