

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



32 Gnoll Bank, Neath, Neath Port Talbot. SA11 3DY



PETER MORGAN

£120,000

Main Features

- No Onwards Chain!
- Close To Neath Town Centre
- Two Bedrooms
- Freehold
- EPC - D
- Two Reception Rooms
- Enclosed Rear Garden
- Gas Central Heating
- Easy Transport Links
- Need A Mortgage? We Can Help!

General Information

Situated in a quiet area on the outskirts of Neath Town Centre, this end of terraced property offer a lounge, dining room and kitchen to the ground floor and two bedrooms with fitted wardrobes and a bathroom to the first floor, also having an enclosed rear garden with patio area.

Conveniently located close to many local shops, Gnoll Primary School, Gnoll Park, woodland walks, Neath Train Station, Neath Leisure Centre, Neath Rugby Club and easy access to the A465.

GROUND FLOOR

Entrance Hallway

Enter through a uPVC, laminate flooring and storage cupboard.

Study

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

Lounge

uPVC double glazed window to the front aspect, laminate flooring, feature fireplace with electric fire and stairs to the first floor.

Dining 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 sink with mixer tap. uPVC double glazed window to the rear aspect, integrated, gas hob with fan over, plumbing in place for a washing machine, space for a fridge freezer, breakfast bar, radiator, tiled flooring, part tiled walls and a uPVC door to access the rear garden.

FIRST FLOOR

Landing

Carpeted flooring and access to the loft above.

Bedroom One

uPVC double glazed window to the front aspect, carpeted flooring, radiator, fitted wardrobes and over stairs storage cupboard.

Bedroom Two

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

Shower Room

Comprising of a shower cubicle and pedestal wash hand basin. uPVC Frosted double glazed window to the rear aspect,, part tiled walls, vinyl flooring and radiator.

W.C.

Comprising of a low level WC. uPVC double glazed window to the rear aspect, part tiled walls and vinyl flooring.

EXTERNALLY

Gardens

An enclosed rear garden with patio area and access to the side.

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 (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





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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		79
(55-68) D	61	
(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.



PETER MORGAN

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