

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



37 Morgans Road, Neath, Neath Port Talbot. SA11 2DG



PETER MORGAN

**£150,000**



## Main Features

- NO ONWARDS CHAIN
- Recently Renovated To A High Standard Throughout
- Freehold
- EPC - D
- Three Bedrooms
- Convenient Location
- Excellent Transport Links
- Rear Garden Boasting Views
- Gas Central Heating
- Need A Mortgage? We Can Help!

## General Information

With no onwards chain, this terraced property having been recently renovated throughout, comprises of a lounge, kitchen and bathroom to the ground floor and three bedrooms and separate WC to the first floor, also having an enclosed rear garden with raised decking area boasting mountain views.

Conveniently located close to many local amenities such as Melin Infant School, Melin Junior School, Castle Bingo, close to Neath Town Centre, and the closest village Briton Ferry, also having easy access to the A465 and M4 corridor.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Entrance Hallway

Enter through a uPVC door, radiator, wooden flooring and stairs to the first floor.  
Door to;

### Lounge/diner

uPVC double glazed window to the front and rear aspect, wooden flooring and two radiators.

Door to;

## Kitchen

Appointed with a range of matching wall and base units with wood effect work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the side aspect, integrated cooker, electric hob with fan over, radiator, plumbing in place for a washing machine, wooden flooring and a door to access the rear access garden.

## Bathroom

Comprising of a low level WC, vanity wash hand basin and a panelled bath with shower over. Two uPVC frosted double glazed windows, tiled flooring, radiator and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

## FIRST FLOOR

### Landing

Carpeted flooring.  
Doors to;

### Bedroom Three

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

### W.C.

Comprising of a low level WC and a vanity wash hand basin. Tiled flooring and radiator.

### Bedroom Two

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

### Bedroom One

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

## EXTERNALLY

Enclosed rear garden with raised decking area and steps leading to laid to lawn area, a brick built storage shed and access to the rear lane.

## 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

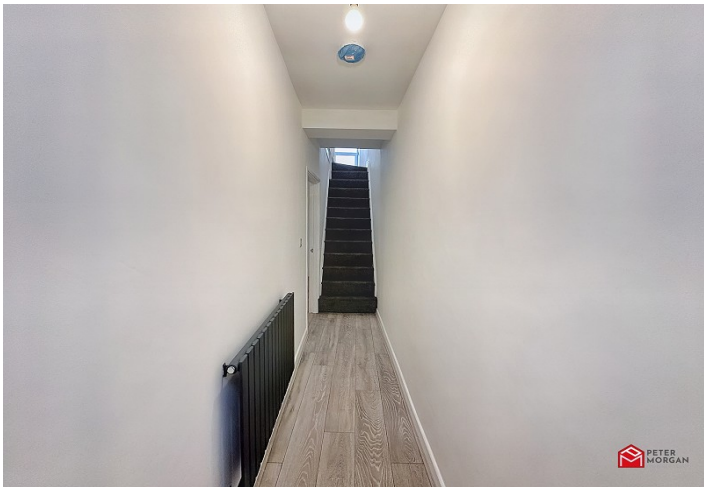
## Utilities

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



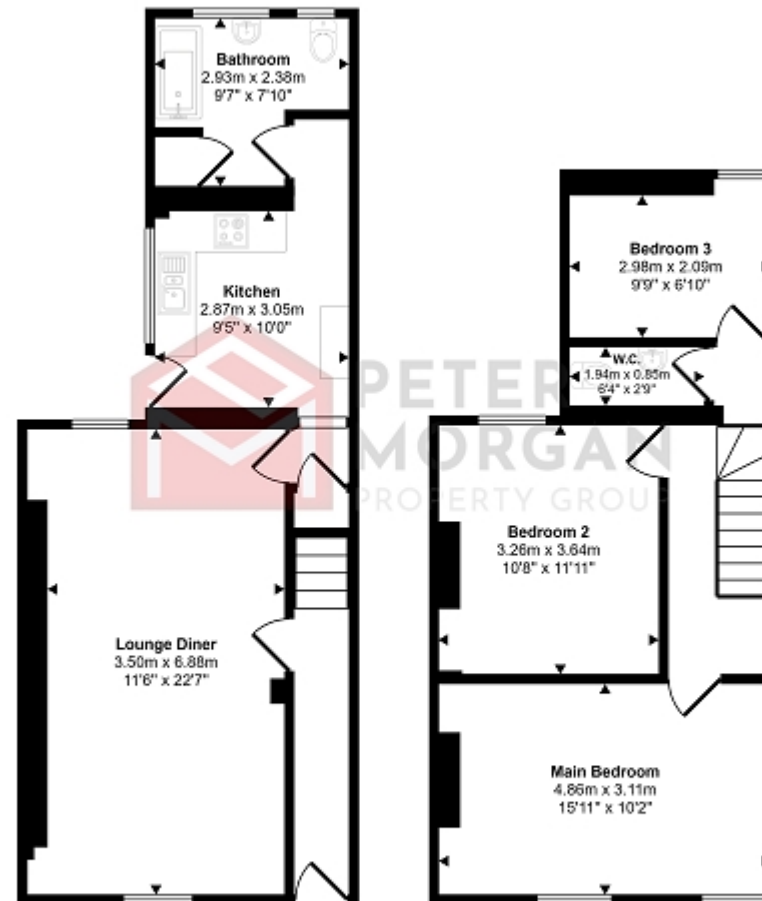









Approx Gross Internal Area  
96 sq m / 1029 sq ft



Ground Floor  
Approx 51 sq m / 549 sq ft

First Floor  
Approx 45 sq m / 480 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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.

### Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

### Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

### Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF





Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

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

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

