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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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 PETER MORGAN  
PROPERTY GROUP

**2 Curtis Street, Neath, West Glamorgan, SA11 1UW**

**£155,000**



PETER MORGAN



### **Main Features**

- NO ONWARDS CHAIN
- Semi-Detached Property
- Three Bedrooms
- Freehold
- Set On A Corner Plot
- Off Road Parking
- Landscaped Gardens
- Gas Central Heating
- EPC - C
- Need A Mortgage? We Can Help!

### **General Information**

With a freehold title, situated on a corner plot providing ample outdoor space including landscaped gardens, this semi-detached property comprises of a lounge/diner and kitchen to the ground floor, three bedrooms and family bathroom to the first floor, also having off road parking for one vehicle.

Nearby, residents will find St Joseph's R C Primary School, making it convenient for families with children, also close to many other local amenities such as Tesco Express, local shops, Mount Pleasant Park, easy access to Neath Town Centre and the A465.

### **GROUND FLOOR**

#### **Entrance Hallway**

Radiator, carpeted flooring and stairs with first floor with under stairs storage.

#### **Lounge / Diner**

uPVC double glazed window to front and rear aspect, two radiators, feature fireplace with electric fire 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 to rear aspect, plumbing in place for washing machine, space for free standing fridge freezer, radiator, tiled flooring and cupboard housing a combi boiler serving domestic hot water and gas central heating.

### **FIRST FLOOR**

#### **Landing**

uPVC double glazed window to side aspect, carpeted flooring and access to the loft above.

#### **Bathroom**

Comprising of a low level WC, wash hand basin and a bath with shower over. uPVC Frosted double glazed window to rear aspect and wood-effect laminate flooring.

#### **Bedroom One**

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

#### **Bedroom Two**

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

#### **Bedroom Three**

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

### **EXTERNALLY**

#### **Gardens**

A landscaped corner plot fully laid to lawn with path and one parking space.

## **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](mailto: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**

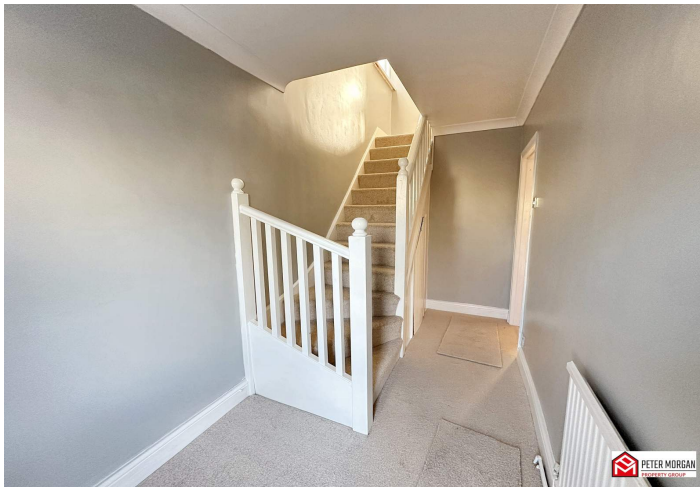
Mains Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

**Current council tax banding** B

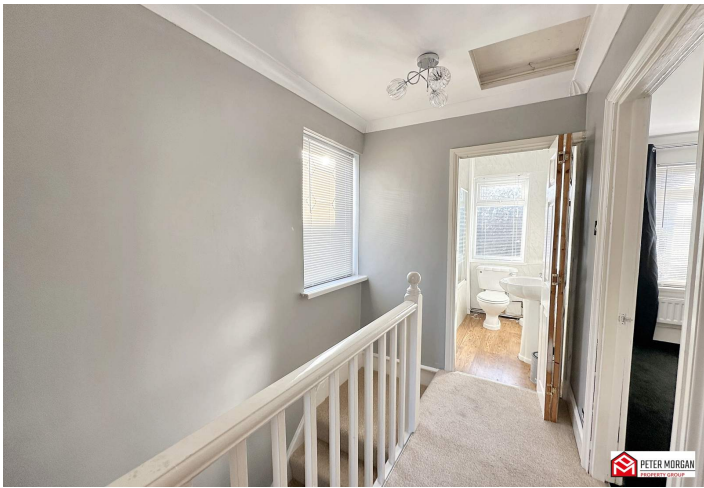
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold





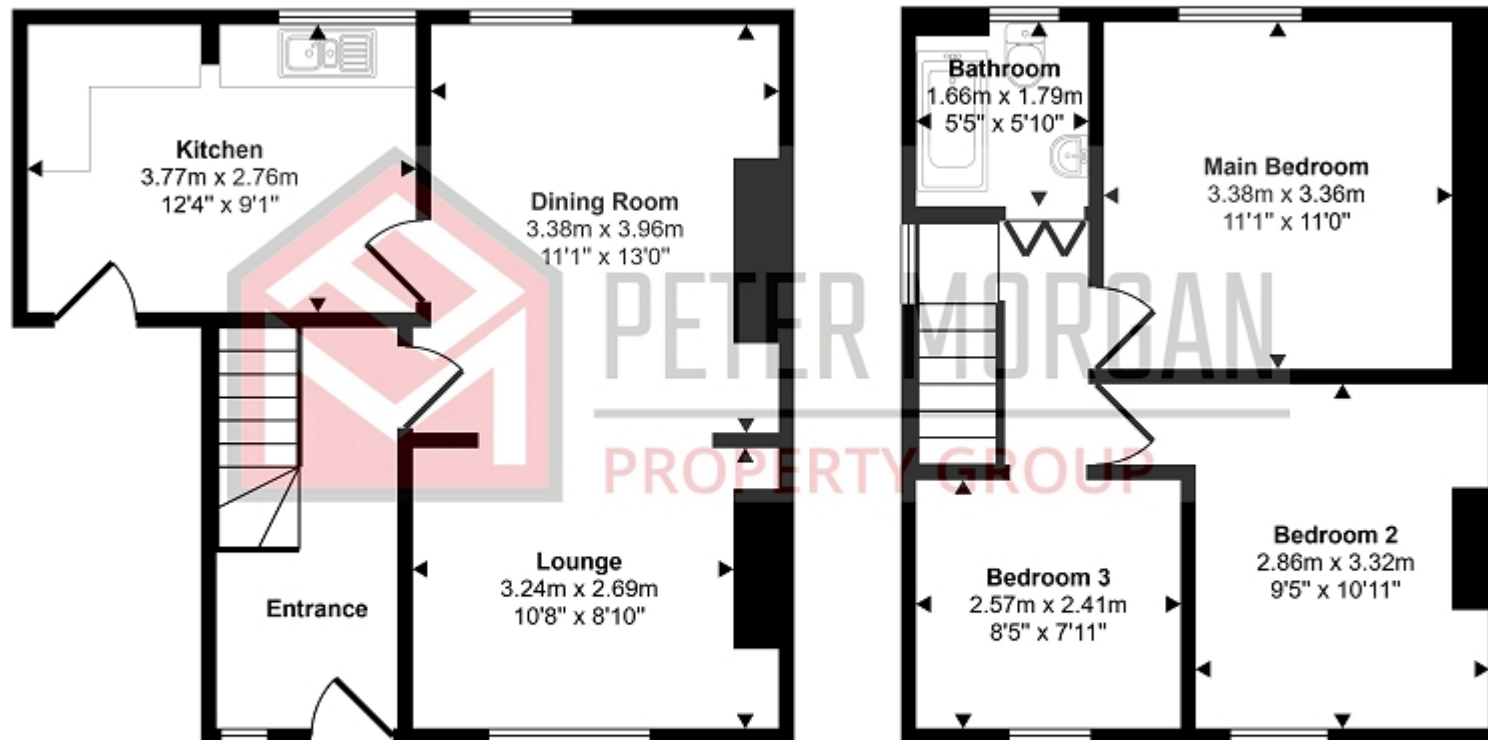








Approx Gross Internal Area  
80 sq m / 864 sq ft




Ground Floor  
Approx 42 sq m / 454 sq ft

First Floor  
Approx 38 sq m / 410 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.

## 2 Curtis Street, Neath, West Glamorgan, SA11 1UW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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 Sales Hub

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Lettings Hub

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 Sales Hub

talbotgreen@petermorgan.net

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

### Talbot Green Lettings Hub

lettingstg@petermorgan.net

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

### Carmarthen Sales Hub

carmarthen@petermorgan.net

21 Bridge Street,  
Carmarthen  
SA31 3JS

### Carmarthen Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street,  
Carmarthen  
SA31 3JS



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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**



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