

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



 PETER MORGAN
PROPERTY GROUP

13 Wheatley Road, Neath, Neath Port Talbot. SA11 2BL

£115,000



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Main Features

- NO ONWARDS CHAIN!
- Mid Terraced Property
- Freehold
- Potential For Investment Opportunities
- EPC - D
- Two Bedrooms
- Gas Central Heating
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

General Information

With no onwards chain, this mid-terraced house features open plan living area and kitchen to ground floor, two bedrooms and one bathroom to the first floor, making it suitable for small families or individuals. Additional features of the property include gas central heating and uPVC double glazed windows.

The garden is partially paved and includes some overgrown areas, providing opportunities for landscaping and improvement. The layout allows for outdoor furniture or recreational activities, also boasting attractive views to the front.

Located 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, also having easy access to the M4 corridor.

GROUND FLOOR

Through uPVC double glazed door to

Entrance Porch

Stained glass window and tiled flooring.
Door to;

Entrance Hall

Stairs to first floor.
Door to;

Lounge / Diner

Dual uPVC double glazed windows, two radiators, laminate flooring and under stairs storage.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap.
uPVC door to access rear garden.

Side Porch

uPVC double glazed window and door. Tiled flooring. Access to rear garden and side access to front via shared alleyway.

FIRST FLOOR

Landing

Storage cupboard.
Doors to;

Bedroom One

Two uPVC double glazed windows, storage cupboards and radiator.

Bedroom Two

uPVC double glazed window, radiator, fitted wardrobes and a cupboard housing combo boiler serving domestic hot water and gas central heating.

Bathroom

Comprising of a low level WC, pedestal wash hand basin and panelled bath.
Tiled walls and radiator.

EXTERNALLY

Gardens

Forecourt garden with side access to rear via shared alleyway.
Enclosed garden laid to lawn with garden sheds.

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 (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding

A

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		85
(69-80) C		
(55-68) D	67	
(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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