

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
LETTINGS
BRONZE WINNER
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Lettings & Financial

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28 Idwal Street, Neath, Neath Port Talbot. SA11 3HR

£1,000 Monthly



PETER MORGAN

Main Features

- Deceptively spacious three bedroom house
- Popular residential area
- Spacious Main Lounge
- Recently refurbished
- Bathroom and separate W.C.
- Double glazing
- Close to town centre
- EPC - D
- Council Tax Band - B

General Information

A deceptively spacious and well maintained three bedroom house. The accommodation further comprises of entrance hall, hallway, spacious lounge, good size recently installed modern fitted kitchen diner, first floor bathroom. The house further benefits from Gas central heating, double glazing. Internal viewing is highly recommended so this property can be fully appreciated, however prospective tenants must meet certain criterias.

Tenant Charges

Default Payment Charge: If you pay the rent at least 7 days late, we can charge you interest calculated at a Bank of England base rate plus 3% APR.

Holding deposit to reserve a property: This is refundable and you should not pay more than one week's rent.

Tenancy Agreement Clauses:

Actual costs for any call-outs made by you, and you have provided us or the agent with incorrect information.*

Actual costs for call-outs because you have locked yourself out of the property.*

Actual costs we must pay if we have to sort out returned keys. *

Actual costs for any damage caused to alarms or lights. *

Missed Appointments: Actual costs for failing to keep an appointment with a workman once arranged or refusing entry. *

Delay in reporting maintenance issues:

Actual costs for further damage should you fail to report any fault or repair we are responsible for. *

Actual costs for damage to door and windows if the police break into the property. *

Actual costs for any treatment needed to get rid of fleas, ants, mice, wasps nests and other pests. *

Insurance Claims: You may be charged the excess fee for any insurance claims. *

*All above charges are included in the Tenancy Agreement with more details. You will be supplied a DRAFT Tenancy Agreement prior to committing to commence a tenancy.

GROUND FLOOR

Entrance Hallway

Having a radiator, ornate tiled flooring, stairs to the first floor.
Doors to;

Reception Room

(11' 6" x 13' 1") or (3.50m x 4.0m)

A Bay window to the front aspect, radiator and wooden flooring.

Lounge

(11' 6" x 9' 10") or (3.50m x 3.0m)

A window to the rear aspect, radiator, fireplace and wooden flooring.
Door to;

Kitchen

Appointed with a range of matching wall and base units and worktops over with an inset stainless steel sink with mixer tap, radiator, vinyl flooring and a window to the side aspect.

Door to;

Bathroom

Comprising of a pedestal wash hand basin, low level WC, part tiled walls, frosted uPVC window and radiator. (In need of updating)

Door to;

Utility

A window to the rear, tiled flooring and combi gas fired boiler serving domestic hot water and central heating.

Door access to the rear garden.

FIRST FLOOR

Landing

Access to the loft above.

Doors to;

Bathroom

Comprising of a panelled bath, low level WC and wash hand basin, a frosted window, part tiled walls and wooden flooring.

Bedroom Two

(9' 10" x 11' 6") or (3.0m x 3.50m)

A window to the rear, wooden flooring and double radiator.

Bedroom One

(16' 5" x 11' 6") or (5.0m x 3.50m)

A windows to the front aspect and radiator.

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding

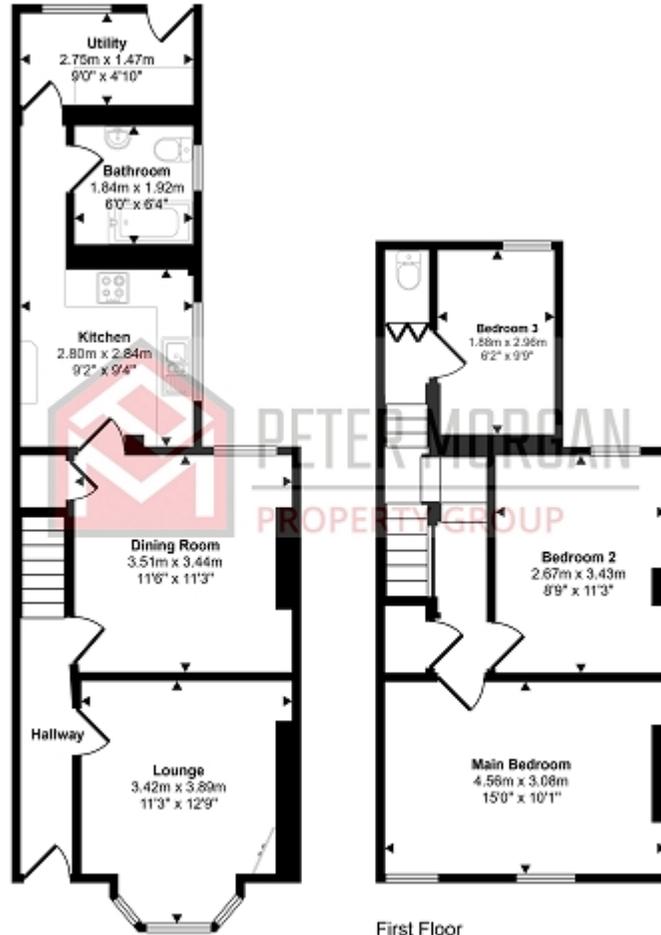
B

Current heating type

Electric



Approx Gross Internal Area
90 sq m / 968 sq ft



Ground Floor
Approx 50 sq m / 542 sq ft

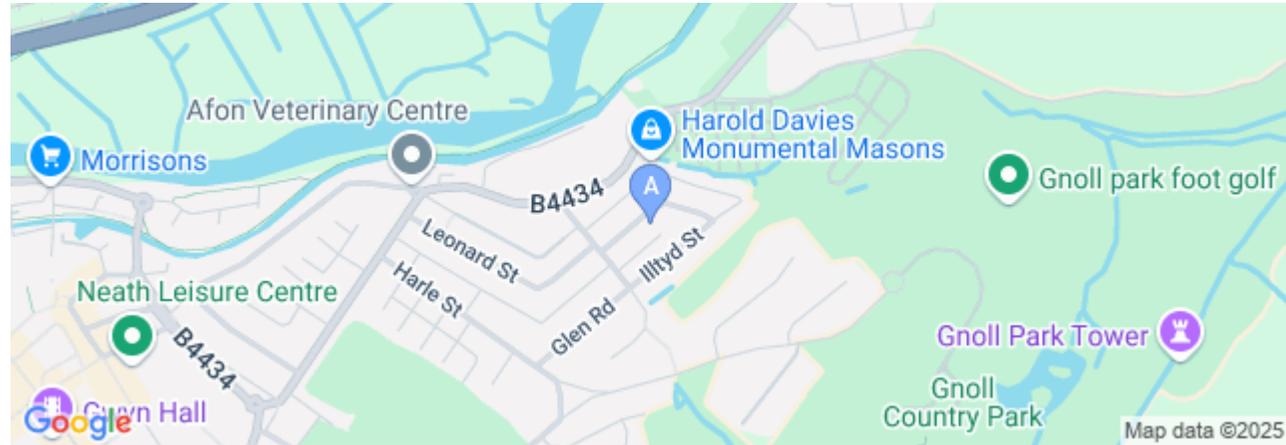
First Floor
Approx 40 sq m / 427 sq ft

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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(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.

Neath Hub

npt@petermorgan.net
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

Hub

talbotgreen@petermorgan.net
lettings@g@petermorgan.net

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

Carmarthen

Hub

carmarthen@petermorgan.net
lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Cardiff

Hub

cardiff@petermorgan.net
lettingscd@petermorgan.net

144 Crwys Road,
Cathays
Cardiff
CF24 4NP

PETER MORGAN



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

www.petermorgan.net
03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

