

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



8 Cory Street, Resolven, Neath, Neath Port Talbot. SA11 4HR



£110,000

Main Features

- Ideal for First time Buyers
- Three Bedroom
- Enclosed Rear Garden
- Village Located
- Kitchen/Diner
- uPVC Windows
- EPC- D
- Council Tax Rating- A
- Freehold
- Need a Mortgage? We can Help!

General Information

Looking for your first time purchase? This property would be ideal, or even if you are looking to add to your rental portfolio. This small village in the Glynneath area offers easy access to the A465 and M4 corridor. This property boasts three bedrooms, kitchen/diner and an enclosed rear garden so offers excellent family accommodation. Properties in Resolven are very sought after therefore an early viewing is highly recommended.

GROUND FLOOR

Entrance Hall

uPVC front door leading to the entrance hallway consisting of radiator, laminate floor, door to living room and stairs to first floor.

Reception Room

uPVC window to the front aspect of the property, laminate flooring, gas fire with back boiler, under stair storage and door leading to kitchen.

Kitchen

Appointed with matching wall base and sink units with stainless steel sink. Integrated gas oven, gas hob and extractor fan over. Plumbing for washing machine. French doors leading to the garden. Access to the bathroom via a door.

Bathroom

Comprising of three piece suite with tiled floor and window to the rear aspect.

FIRST FLOOR

Landing

Airing cupboard with water tank and access to the three bedrooms.

Bedroom One

uPVC window to the front aspect. Double bedroom with decorated walls, laminate flooring and radiator.

Bedroom Two

uPVC window to the rear aspect. With decorated walls, laminate flooring and radiator.

Bedroom Three

uPVC window to the front aspect of the property. Decorated walls, laminate flooring and radiator. Offering access to the attic space.

EXTERNALLY

Garden

Enclosed rear garden laid to patio and grass. Wooden shed requires attention. Mature shrubs and gate leading to rear lane.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at neath@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)

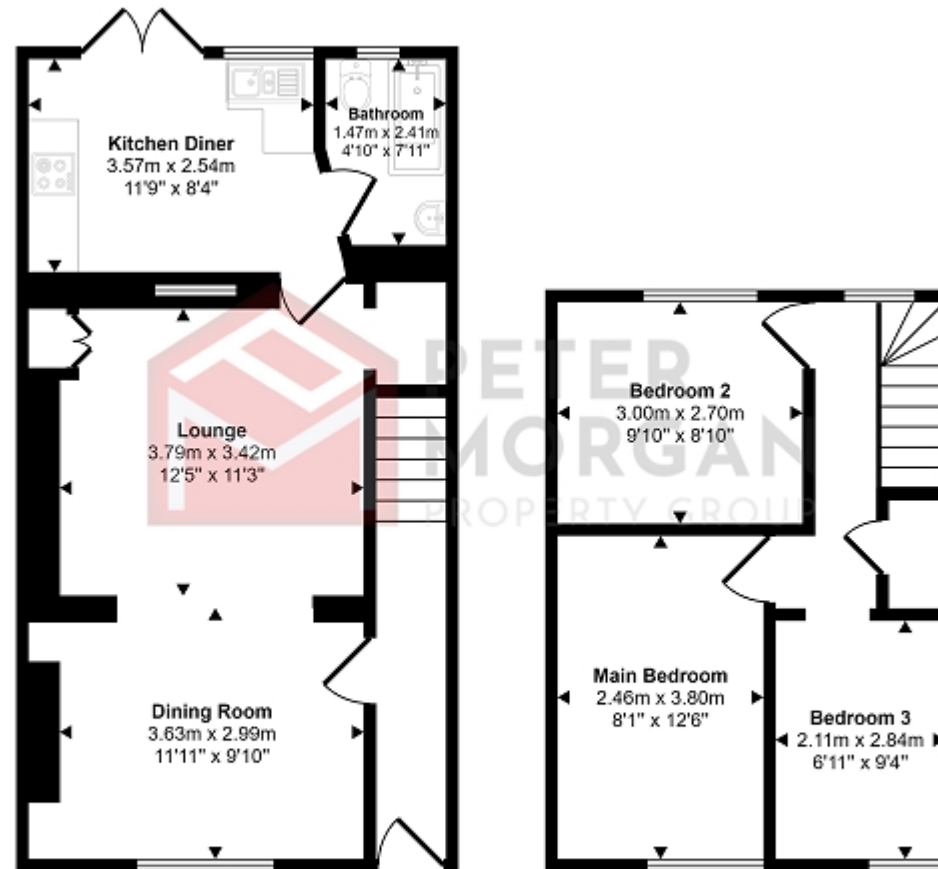
Freehold








Approx Gross Internal Area
80 sq m / 866 sq ft



Ground Floor
Approx 49 sq m / 528 sq ft

First Floor
Approx 31 sq m / 337 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+) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(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 ?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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