

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



1 Penrhyn Street, Port Talbot, Neath Port Talbot. SA13 1LU



**£135,000**

## Main Features

- Freehold
- End-Terrace
- Four Bedrooms
- WC To Both Levels
- uPVC Double Glazing
- EPC D
- Council Tax B
- Need A Mortgage? We Can Help!

## General Information

An end-terraced, four bedroom property in a convenient location with access to local schools, shops and other amenities. Property comprises of three reception rooms, kitchen, wet room and WC to the ground floor, with four bedrooms and WC to the first floor and benefits of uPVC double glazing and gas central heating. Internal viewing is recommended.

## GROUND FLOOR

Through wood effect uPVC double glazed door to;

### Entrance Porch

Tiled flooring, through wooden door with single glass effect panel door to;

### Entrance Hallway

Stairs, radiator, carpet.

### Living Room

uPVC double glazed window to the front aspect, radiator, laminate flooring.

### Lounge

uPVC double glazed window to rear, electric fireplace, radiator, two cupboards and carpet.

### Dining Room

uPVC double glazed window to side aspect, gas fire place, radiator, understairs cupboard, cupboards with shelves above and carpeted flooring.

## Kitchen

Appointed with range of matching wall, base and sink units, built-in electric oven and gas hob, electric grill and space for fridge. uPVC double glazed window to the side aspect and door to rear, tiled flooring.

## Wet Room

Comprises of shower with glass screen, vanity wash hand basin, extractor fan, towel holder, fitted glass & soap holders, fitted hand-towel holder, uPVC double glazed window to the rear aspect, fully tiled walls and fully tiled flooring with drainage.

## W.C.

uPVC double glazed window to the rear aspect, low-level WC, radiator, fitted toilet roll holder, fitted storage cupboard, part-tiled walls and tiled flooring.

## FIRST FLOOR

### Landing

Carpet stairs leading to landing with access to;

### Bedroom One (Front)

uPVC double glazed window to the front aspect, radiator, carpet, access to loft via pull-down ladder.

### Bedroom Two (Front)

uPVC double glazed window to the front aspect, radiator carpet.

### Bedroom Three (Rear)

uPVC double glazed window to the rear aspect, fitted wardrobes and carpet.

### Bedroom Four (Side)

uPVC double glazed window to the side aspect, fitted wardrobes and carpet.

## **W.C.**

Comprises of low-level WC, pedestal wash hand basin, radiator, fitted toilet roll holder, extractor fan and carpet.

## **EXTERNALLY**

### **To Rear**

Gated street access with concert base and two outbuildings used for storage.

## **Mortgage Advice**

Outhouse 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)

## **Viewings**

Strictly By Appointment Only

## **Utilities**

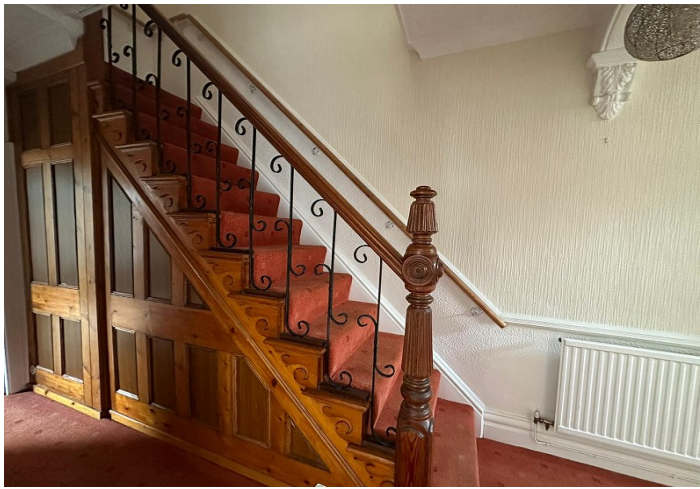
Mains electricity, mains water, mains gas, mains drainage (services not tested).

**Current council tax banding** B

**Current heating type** Gas

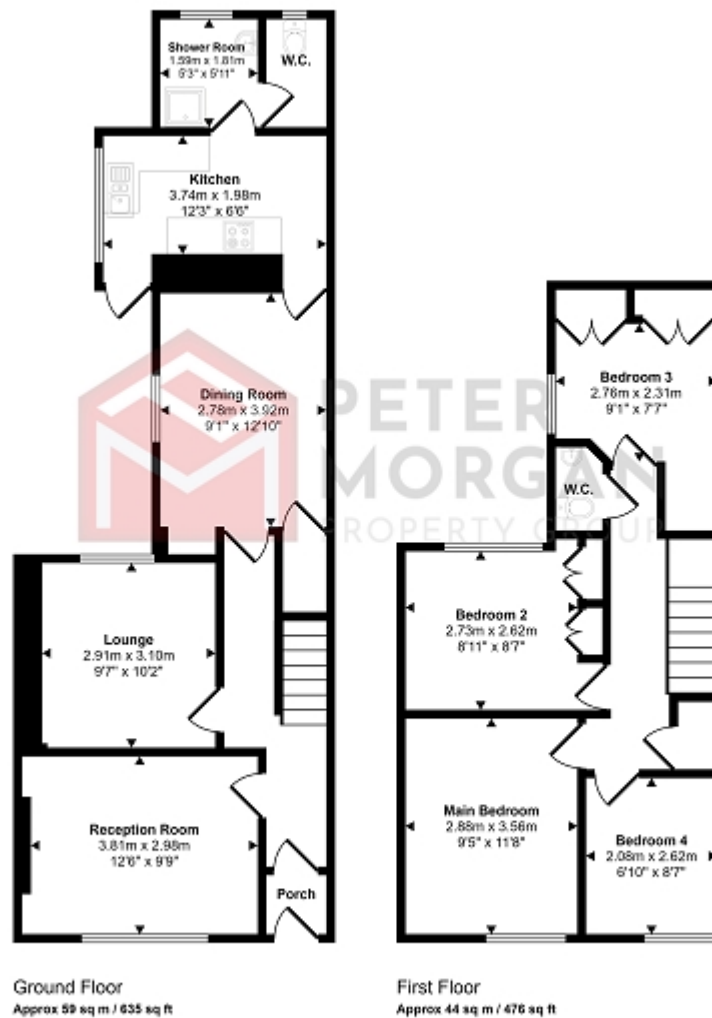
**Tenure (To be confirmed)** Freehold







Approx Gross Internal Area  
103 sq m / 1110 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 Shappy 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>	64	
(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 ?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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