

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



59 Tanygroes Street, Port Talbot, Neath Port Talbot. SA13 1EH



£170,000

Main Features

- Perfect First Time Purchase
- Three Bedroomed Mid Terraced
- Freehold
- EPC - D
- No Onwards Chain
- Gas Fired Heating
- Ideally located Close To Amenities
- Easy Access To The M4
- Need A Mortgage? We Can Help!

General Information

This three bedroomed, mid terraced property would be an ideal first time purchase! Having two reception rooms, kitchen and shower room to the ground floor, and a separate WC and three good sized bedrooms to the first floor. This property is located within easy access to the M4 corridor, has good transport links, a short distance to Aberavon Beach and Port Talbot Town Centre, within walking distance to the local bakery and butchers and many other local amenities.

GROUND FLOOR

Entrance Porch

Tiled flooring.

Door to;

Hallway

Carpeted flooring, radiator and opening to dining room.

Door to;

Lounge

uPVC double glazed 'Bay' window to the front aspect, carpeted flooring, radiator, feature fireplace and a cupboard containing gas and electric meter.

Dining Room

uPVC French doors to access the rear garden, carpeted flooring, radiator and carpeted stairs to the first floor.

Door to;

Kitchen

Appointed with a range of matching gloss wall and base units with wood effect works tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the side aspect, integrated fridge freezer, plumbing in place for a washing machine, space for a tumble dryer, electric oven with electric hob and fan over, vertical radiator, tiled flooring and a cupboard housing a gas combi boiler serving domestic hot water and gas central heating.

Rear Hallway

uPVC door to access the rear garden.

Bathroom

Comprising of a low level WC, pedestal wash hand basin and shower cubicle.

uPVC double glazed window to the rear aspect, radiator, tiled flooring, part tiled walls and inset LED spot lights.

FIRST FLOOR

Landing

Split level landing.

Carpeted flooring and access to the loft above.

Doors to;

Bedroom One

Two uPVC double glazed window to the front aspect, radiator, carpeted flooring and built in wardrobes.

Bedroom Two

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

W.C.

Comprising of a low level WC and pedestal wash hand basin. Vinyl flooring.

Bedroom Three

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

EXTERNALLY

Gardens

An enclosed rear garden, patio laid to rear access to lane.

Please Note:

There is parking permits available.

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 option 3 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 B

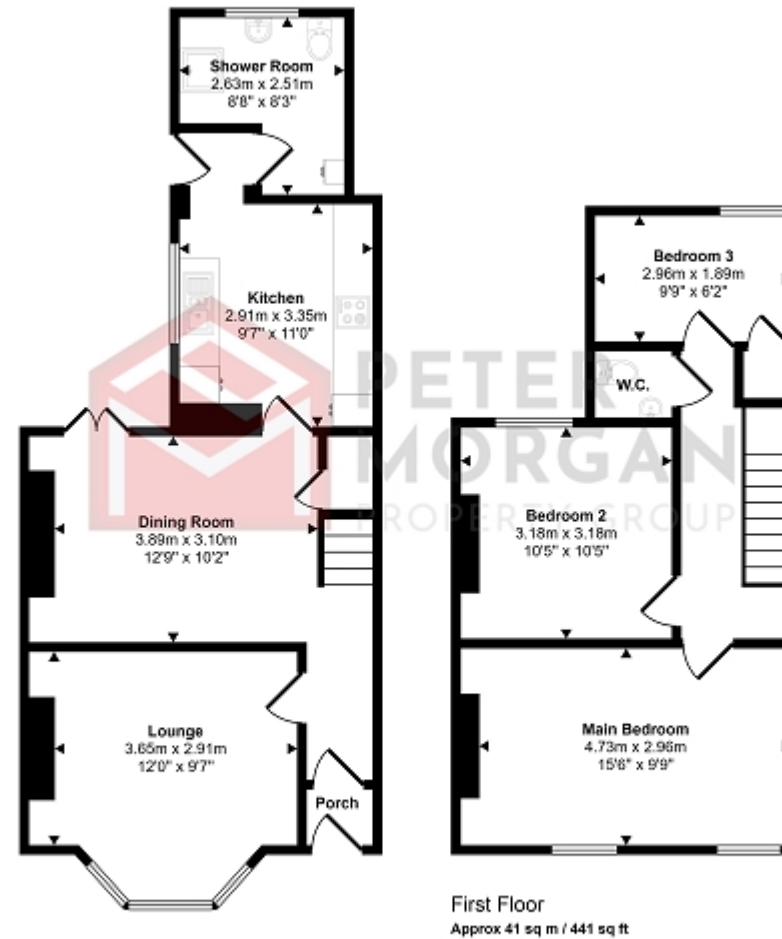
Current heating type Gas

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
92 sq m / 995 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		81
(69-80) C		
(55-68) D	58	
(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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