

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



Flat 14 Southdown View, Port Talbot, Neath Port Talbot. SA12 7AE



PETER MORGAN

£90,000

Main Features

- Ground Floor Flat
- Two Bedrooms
- Leasehold
- EPC - C
- Gas Fired Heating
- uPVC Double Glazed Windows
- Convenient Location
- Close To Aberavon Sea Front
- Need A Mortgage? We Can Help!

General Information

A ground floor, leasehold, flat benefitting from two bedrooms, good sized lounge, kitchen bathroom and a rear shared garden. Located in a convenient location close to many local amenities such as Ysgol Bae Baglan, Ysgol Gymraeg Bro Dur, Port Talbot Town Centre and a short distance to Aberavon Beach, whilst also having easy transport links and easy access to the M4 corridor.

GROUND FLOOR

Entrance Hallway

Radiator, storage cupboard and wooden flooring.

Doors to;

Bedroom Two

uPVC double glazed window, wooden flooring, radiator and fitted wardrobes with mirrored sliding doors.

Lounge

uPVC double glazed window, wooden flooring, radiator and a feature fireplace with electric fire.

Bedroom One

uPVC double glazed window, wooden flooring and radiator.

Kitchen

Appointed with a range of matching wall and base units with worktops over and an inset stainless steel sink with mixer tap. uPVC double glazed window, plumbing in place for a washing machine, integrated oven with gas hob and extractor fan over, tiled splash back, tiled flooring, radiator and a cupboard housing a combi boiler serving domestic hot water and gas central heating. uPVC door to access the rear shared garden.

Bathroom

Comprising of low level WC, pedestal wash hand basin and a shower cubicle. uPVC double glazed window, tiled flooring, respatex walls and radiator.

EXTERNALLY

On street parking to the front.

A rear shared garden with side access.

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)

Leasehold details

Approx 125 years left on the lease.

£53 PCM

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)	Leasehold





Flat 14 Southdown View, Port Talbot, Neath Port Talbot. SA12 7AE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(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 Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

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



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN

POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

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

www.petermorgan.net
03300 563 555

