

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



16 Cwrt-ucha Terrace, Port Talbot, Neath Port Talbot. SA13 1LD



£95,000

Main Features

- WITH NO ONWARD CHAIN!
- Three Bedrooms
- Freehold
- Traditional Mid-Terraced Property
- Gas Fired Heating
- EPC- D
- Located close to bus depot and railway line
- Double Glazed Windows Throughout
- Need A Mortgage? We Can Help!

General Information

This traditional three bedroom mid-terraced which offers a lot of potential is the perfect investment property. Located close to Port Talbot Town Centre and within walking distance to the local railway line and bus depot making this property ideal for commuting. Internally the property benefits from three bedrooms, two reception room, kitchen, shower room and WC. Also benefitting from an enclosed rear garden with potential off road parking to the rear.

GROUND FLOOR

Through uPVC double glazed door to;

Entrance Hall

Under stairs storage cupboard, laminate flooring and access to;

Living Room

uPVC double glazed windows to front and rear aspect, large radiator, wooden panelling and carpet.

Reception Room

uPVC double glazed window to side aspect, coving, radiator, storage cupboard and carpet. Through to;

Kitchen

Appointed with range of matching base and wall units with work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the side aspect, freestanding oven and hob with cover, plumbing in place for a washing machine/dishwasher and vinyl flooring.

Door to;

Shower Room

Comprising of accessible shower area with electric shower and pedestal wash hand basin. uPVC double glazed window and non-slip flooring.

Separate W.C

Low-level WC, uPVC double glazed window.

FIRST FLOOR

Landing

Access to the loft above and storage cupboard.

Doors to;

Bedroom One

uPVC double glazed window to the front aspect, fitted wooden and mirrored wardrobes, radiator, carpet.

Bedroom Two

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

Bedroom Three

uPVC double glazed window to the front aspect, radiator, carpeted flooring and a cupboard housing a boiler serving domestic hot water and gas central heating.

EXTERNALLY

To Front

Small paved forecourt garden with steps and handrail to front door.

To Rear

An enclosed rear garden also having potential for off road parking to the rear.

Council Tax

Annual Council Tax - £1643

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

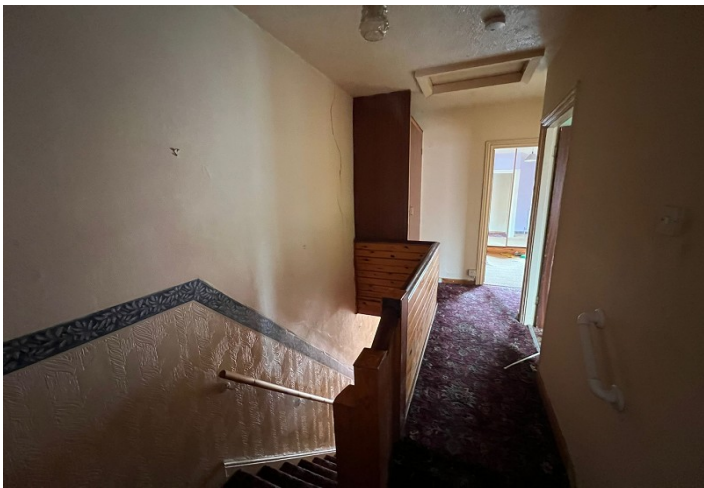
Utilities

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





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| Energy Efficiency Rating | | |
|--|-------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (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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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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