

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



160 Tanygroes Street, Port Talbot, Neath Port Talbot. SA13 2UU



*Exclusive*

**Offers In Region Of £120,000**

## Main Features

- NO ONWARDS CHAIN
- Semi-Detached Bungalow
- Ideal Investment Or First Time Purchase
- Convenient Location
- Three Good Size Bedrooms
- Freehold
- EPC - TBC
- Garage
- Gas Fired Heating
- Need A Mortgage? We Can Help!

## General Information

With a lot of potential and no onward chain, this three bedroom, detached bungalow situated Taibach, Tanygroes. Internally there is three good sized bedrooms, two reception rooms, bathroom and a good sized kitchen. Externally benefitting from a detached garage and a generous rear and side garden. Located in a popular area close to many local amenities, such as Port Talbot Holy Cross Church, Eastern Primary School and Margam Country Park, whilst also having easy transport links, close to the M4 corridor and a short drive into Port Talbot Town Centre

## GROUND FLOOR

### Entrance Porch

Tiled flooring, door to access the hallway.

### Hallway

Radiator, laminate flooring and access to the loft above.

Doors to;

### Bedroom One

Aluminium double glazed window to the front aspect, wardrobes, radiator and carpeted flooring.

### Bedroom Two

Aluminium window to the rear aspect, radiator and carpeted flooring.

### Bedroom Three

Aluminium window to the rear aspect, radiator and carpeted flooring.

### Lounge

Aluminium bay window to the front aspect, radiator and carpeted flooring. Through to;

### Dining Room

Aluminium window to the front aspect, two radiators and carpeted flooring. Through to;

### Kitchen

In need of an update: Appointed with a range of wall and base units with work tops over and an inset stainless steel sink with mixer tap. Aluminium double glazed window, space for a cooker, extractor fan, access to the loft above, part tiled walls, tiled flooring, a boiler serving domestic hot water and gas central heating and a uPVC door to access the rear garden.

Aluminium door to;

### Lean to

Plumbing in place for a washing machine, WC, pedestal wash hand basin.

## EXTERNALLY

### Gardens

Front garden with side access to the rear and pathway to the property.

To the side access - a garage and hard stand area.

To the rear - a patio area, garden shed and laid to lawn area.

## 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](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

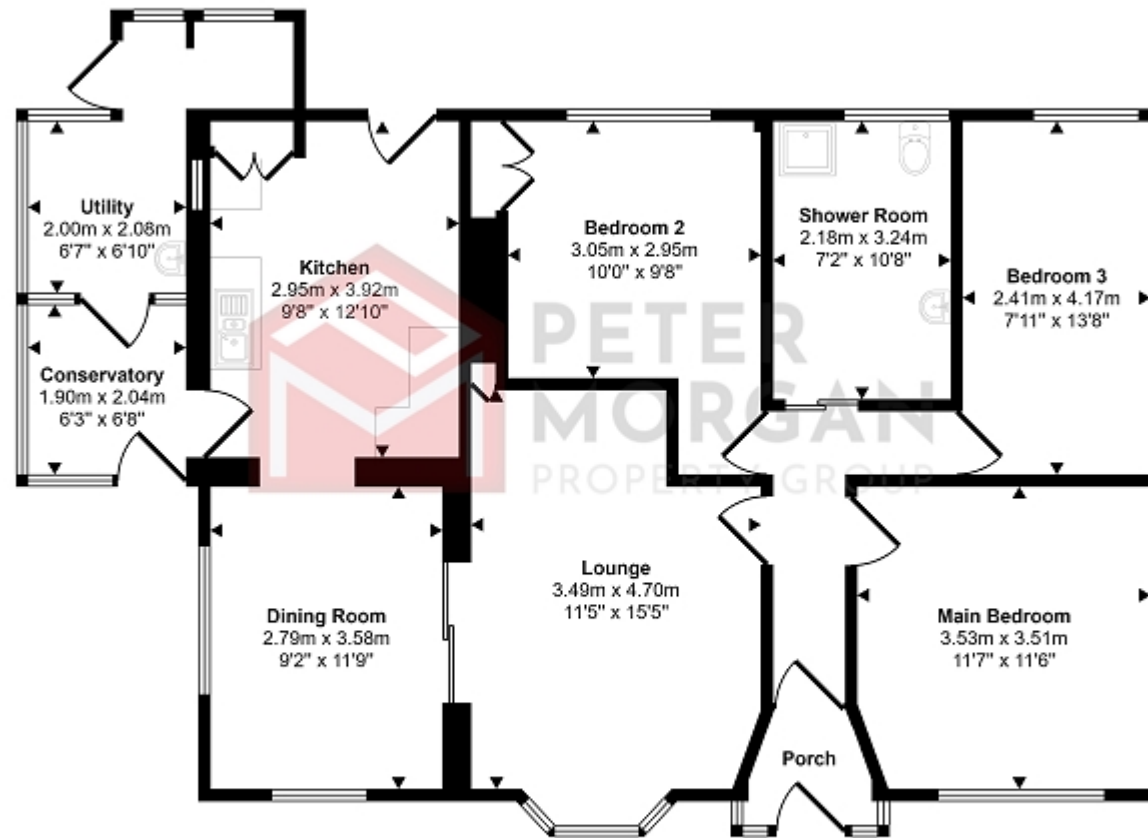
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold





Approx Gross Internal Area  
104 sq m / 1118 sq ft



Floorplan

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.

# 160 Tanygroes Street, Port Talbot, Neath Port Talbot. SA13 2UU

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		102
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

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

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

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

