

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



30 Pier Way, Port Talbot, Neath Port Talbot. SA12 7NR



£105,000

Main Features

- Investment Opportunity
- No Onwards Chain
- Three Bedroomed Terraced Property
- EPC - TBC
- Freehold
- Gas Heating

General Information

This mid terraced property located close to local amenities and within walking distance to Aberavon Beach. Internally having three bedrooms, reception room, dining area, kitchen, disabled friendly washroom and a bathroom.

Internally the property needs updating so is ideal for an investor looking to add equity value to their portfolio.

Porch

uPVC front door and internal door.

Hallway

Stairs to the first floor.

Doors to;

Lounge

uPVC double doors to the front and rear aspect, feature fireplace with gas fire and carpeted flooring.

Kitchen

A gallery kitchen in need of updating, appointed with wall and base units with worktops over and stainless steel sink with mixer tap and a uPVC door to access the rear garden.

Through to;

Dining Room

Radiator and access to the rear garden.

Bathroom

Comprising of a low level WC, pedestal wash hand basin and disabled friendly shower. uPVC window.

Landing

Combi boiler serving domestic hot water and gas central heating.

Bathroom

Comprising of a white suite including a low level WC, pedestal wash hand basin with panelled bath. uPVC window.

Bedroom One

uPVC window.

Bedroom Two

uPVC window.

Bedroom Three

uPVC window.

EXTERNALLY

Gardens

Viewings

Strictly By Appointment Only

Utilities


Mains electricity, mains gas, mains water, mains drainage (Services not tested)

Current council tax banding B

Current heating type Gas

Tenure (To be confirmed) Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(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 ?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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