

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



4 Hillview Terrace, Port Talbot, Neath Port Talbot. SA13 1AD



**£170,000**

## Main Features

- Mid-Terraced Family Home
- Three Generous Sized Bedrooms
- Freehold
- Convenient Location
- Close To The Town Centre
- Gas Heating
- EPC - D
- Council Tax Band - C
- Easy Transport Links
- Need A Mortgage? We Can Help!

## General Information

This three bedroomed, terraced property is conveniently located close to many local amenities such as Port Talbot Town Centre, Port Talbot Train Station, Central Junior & Infant School and within walking distance to Aberavon Football Club, whilst also having easy access to the m4 corridor.

Internally the property benefits from three reception rooms and a kitchen to the ground floor and three bedrooms and a family bathroom to the first floor, also benefitting from gas fire heating and uPVC double glazed windows throughout.

## GROUND FLOOR

### Entrance Porch

Enter through a uPVC front door, part tiled walls and tiled flooring.  
Door to;

### Entrance Hallway

Laminate flooring, radiator, storage cupboard and stairs to the first floor.  
Doors to;

### Reception Room

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

### Lounge

Featured fireplace with gas fire, radiator carpeted flooring and uPVC French doors to access the rear.

### Dining Room

uPVC double glazed window to the side aspect, laminate flooring and radiator.  
Door to;

### Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, part tiled walls, integrated oven with gas hob, plumbing in place for a washing machine and space for a fridge freezer.  
uPVC door to access the rear garden.

## FIRST FLOOR

### Landing

A split level landing with carpeted flooring.  
Doors to;

### Bedroom One

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

### Bedroom Two

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

### Bathroom

Comprising of a low level WC, wash hand basin and a roll top bath with shower over. uPVC frosted window to the side aspect, tiled flooring, tiled walls, radiator and access to the loft above.

### **Bedroom Three**

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

### **EXTERNALLY**

#### **Gardens**

An enclosed rear garden with patio slabs, decorative stone, astro turf and gate access to the rear lane.

#### **Mortgage Advice**

Outhouse 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)

### **Council Tax Band**

£1,473 Per Annum

### **Viewings**

Strictly By Appointment Only

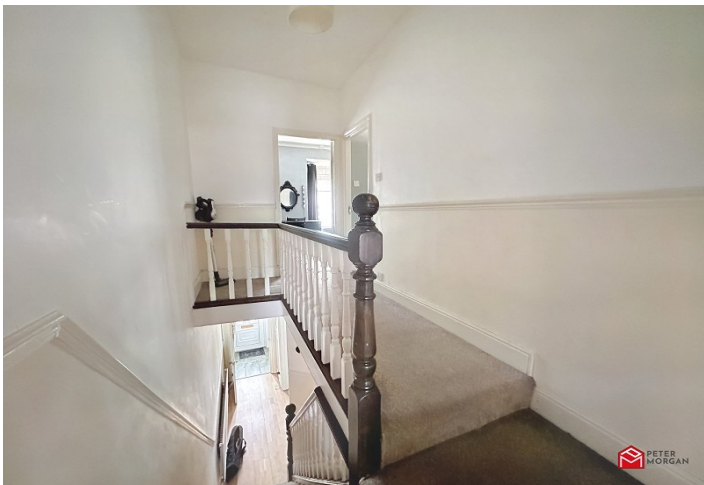
### **Utilities**

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

**Current council tax banding** C

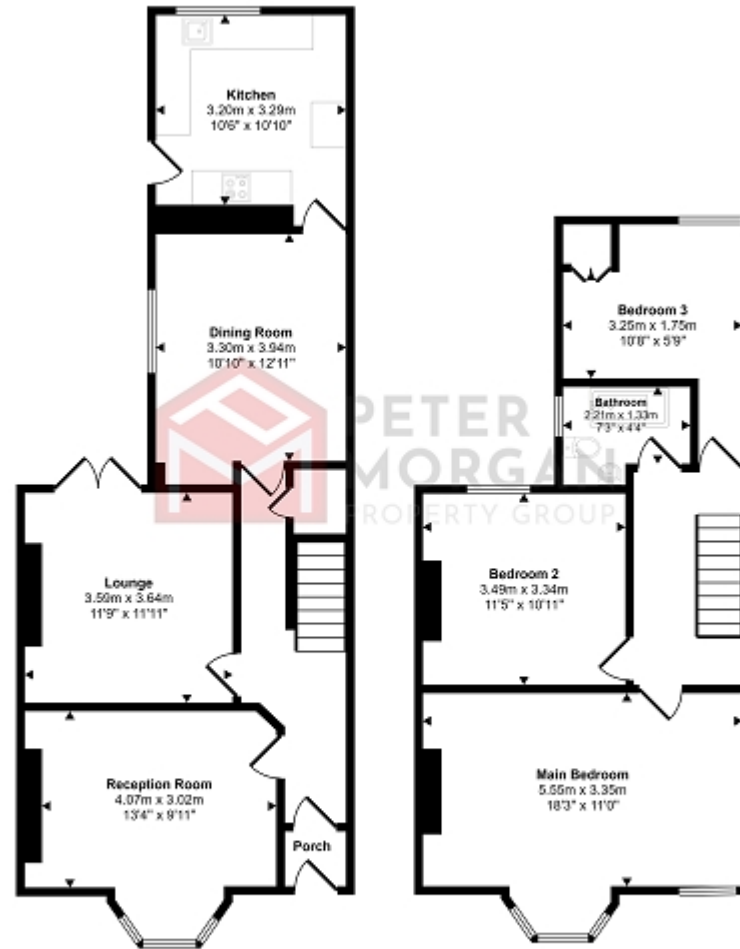
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold





Approx Gross Internal Area  
120 sq m / 1290 sq ft



Ground Floor  
Approx 66 sq m / 713 sq ft

First Floor  
Approx 54 sq m / 576 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.

## 4 Hillview Terrace, Port Talbot, Neath Port Talbot. SA13 1AD

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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