

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



33 Pont Street, Port Talbot, Neath Port Talbot. SA13 1AN



£130,000

Main Features

- With No Onward Chain!
- Convenient Location
- Mid Terraced
- EPC - D
- Two Reception Rooms
- Three Bedrooms
- Enclosed Rear Garden
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

Offering a lot of potential, close to Port Talbot Town Centre, this Freehold mid terraced property. Having two reception rooms, kitchen, utility, WC to the ground floor and three bedrooms, bathroom and office to the first floor, also having an enclosed rear garden, garage and off road parking. Located close to many local amenities such as Velindre Community School, Aberavon Rugby & Football Club, Blancos Hotel & Restaurant, Central Infants School, St. Theodore's Church, Tesco Superstore and The Princess Royal Theatre, whilst also having easy access to the M4 corridor.

GROUND FLOOR

Entrance Porch

Enter through a uPVC door, part tiled walls and carpeted flooring.

Entrance Hallway

Carpeted flooring, radiator and stairs to the first floor.

Doors to;

Lounge

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

Dining Room

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

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 side aspect, space for a cooker and fan over, tiled flooring, radiator and under stairs storage cupboard.

Door to;

Utility Room

uPVC double glazed window to the side aspect, pedestal wash hand basin, plumbing in place for a washing machine and a uPVC door to access the rear garden.

Door to;

W.C.

Low level WC and tiled flooring.

FIRST FLOOR

Landing

Carpeted flooring.

Doors to;

Bedroom Three

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

Bedroom One

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

Bedroom Two

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

Office

uPVC double glazed window to the side aspect, laminate flooring and a wall mounted combi boiler serving domestic hot water and gas central heating.

Bathroom

Comprising of a low level WC, pedestal wash hand basin, panelled bath and shower cubicle. uPVC frosted double glazed windows to the side and rear aspect, tiled walls, carpeted flooring and radiator.

Council Tax Band

Council Tax Band - B
Annually - £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)

Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

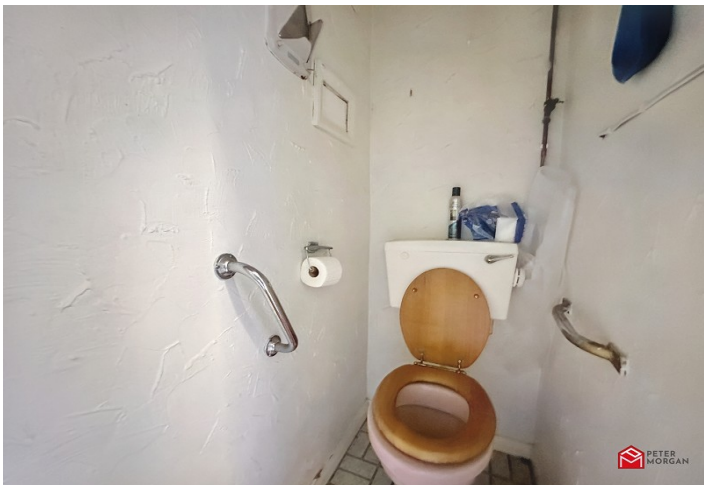
Utilities

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

Current council tax banding B

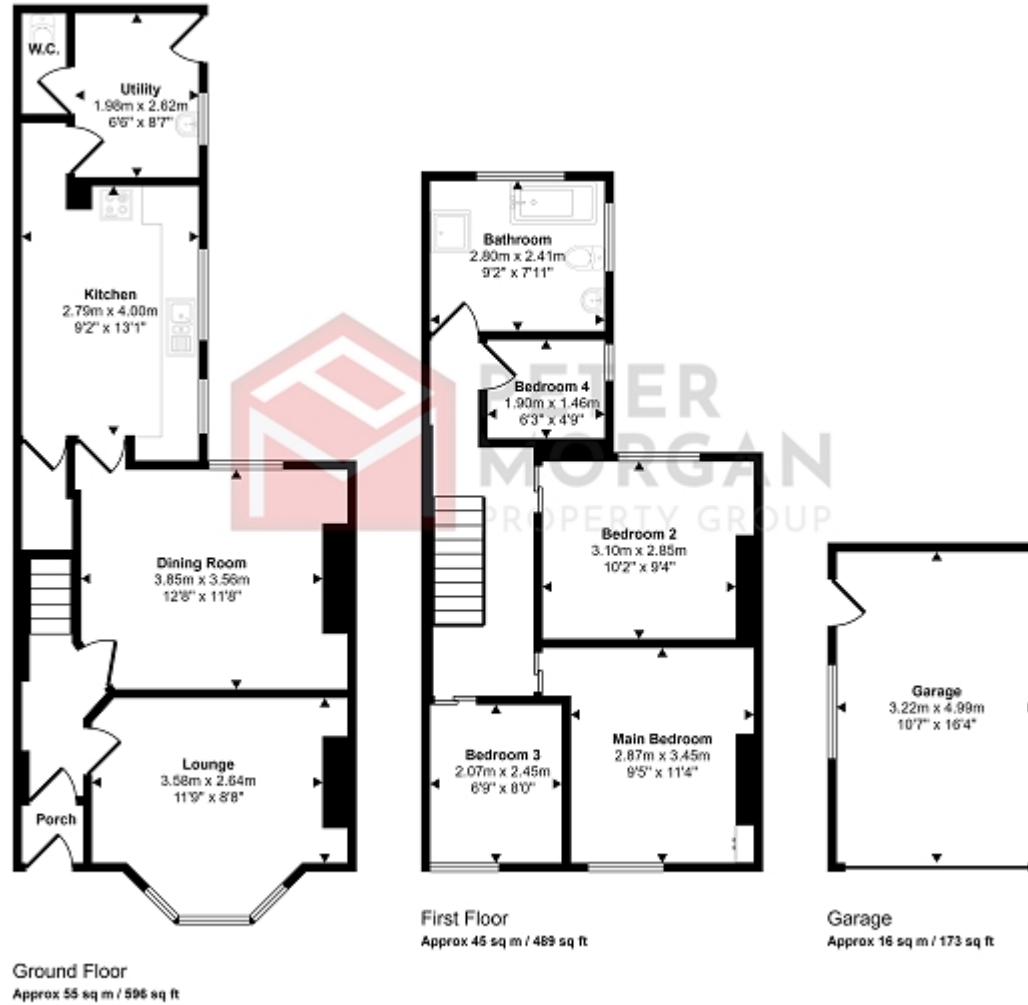
Current heating type Gas

Tenure (To be confirmed) Sol. To Verify






Approx Gross Internal Area
117 sq m / 1258 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(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 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.



PETER MORGAN

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