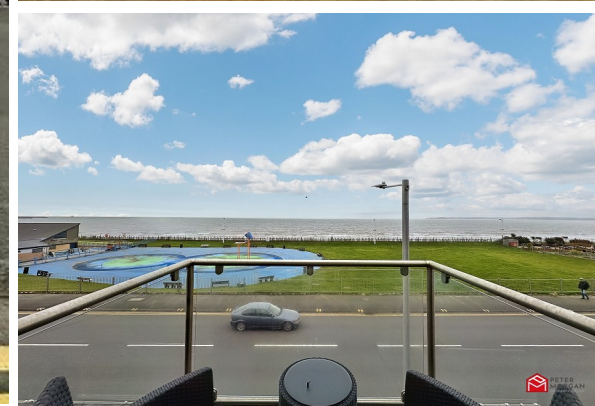


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2021  
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GOLD WINNER

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1 Bay View Close, Port Talbot. SA12 7QA



**£350,000**

## Main Features

- Sea Side Views
- Immaculately Presented Through
- Three Storey Family Home
- Open Plan Kitchen Diner
- Freehold
- EPC - B
- Two Allocated Parking Space
- Enclosed Low Maintenance Rear Garden
- Master Bedroom With En Suite
- Need A Mortgage? We Can Help!

## General Information

A stone throw away to Aberavon Beach, this beautifully presented three storey town house, with its very own balcony boasting sea side views, Bay View Close. Internally offering a cosy lounge, dining room, modern fitted kitchen and WC to the ground floor, two bedrooms and family bathroom to the first floor and the master bedroom with an En suite to the second floor. Externally there is a low maintenance rear garden with a patio area and gate access to two allocated parking spaces to the rear.

Conveniently located close to local amenities such as Remo's Cafe/Restaurant, The Front, Franco's, local gas station, Blancos Hotel and Restaurant, Port Talbot Town Centre, St Therese's Catholic Primary School, Neath Port Talbot Hospital, Port Talbot Railway station and access access to the M4 corridor.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Entrance Hallway

Enter through a composite door, LVT wood effect flooring, radiator storage cupboard and stairs to the first floor.

Door to;

### W.C.

Comprising of a low level WC and pedestal wash hand basin. LVT wood effect flooring and radiator.

### Lounge

uPVC double glazed window to the front aspect, LVT wood effect flooring and radiator.

### Dining Area

LVT wood effect flooring, vertical radiator and kitchen island with storage.

### Kitchen

A modern fitted kitchen appointed with a range of matching wall and base units with works tops over and a stainless steel sink with mixer tap. uPVC double glazed windows to the rear aspect, electric oven with fan over, electric hob, integrated dishwasher, integrated fridge and freezer, plumbing in place for a washing machine and wooden flooring.

### Conservatory

Dual uPVC windows to the side aspects, LVT wood effect flooring, radiator and uPVC French doors to access the rear garden.

## FIRST FLOOR

### Landing

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

### Bedroom Two

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

### **Bedroom Three**

uPVC double glazed windows to the rear aspect, carpeted flooring, radiator and fitted wardrobes.

### **Bathroom**

Comprising of a low level WC, pedestal wash hand basin and a panelled bath with glass panel and shower over. uPVC frosted double glazed window to the rear aspect, heated chrome towel rail, part tiled walls and LED spotlights.

## **SECOND FLOOR**

### **Bedroom One**

Velux windows to the rear aspect, carpeted flooring, radiator, built in wardrobes, storage eaves and uPVC French doors to access the balcony to the front aspect. Door to;

### **En Suite**

Comprising of a low level WC, pedestal wash hand basin and a corner shower. uPVC frosted double glazed window to the rear aspect, heated chrome towel rail and vinyl flooring.

### **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)

### **Council Tax Band**

Council Tax Band - D  
Annually - £2112

### **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** D

**Current heating type** Gas

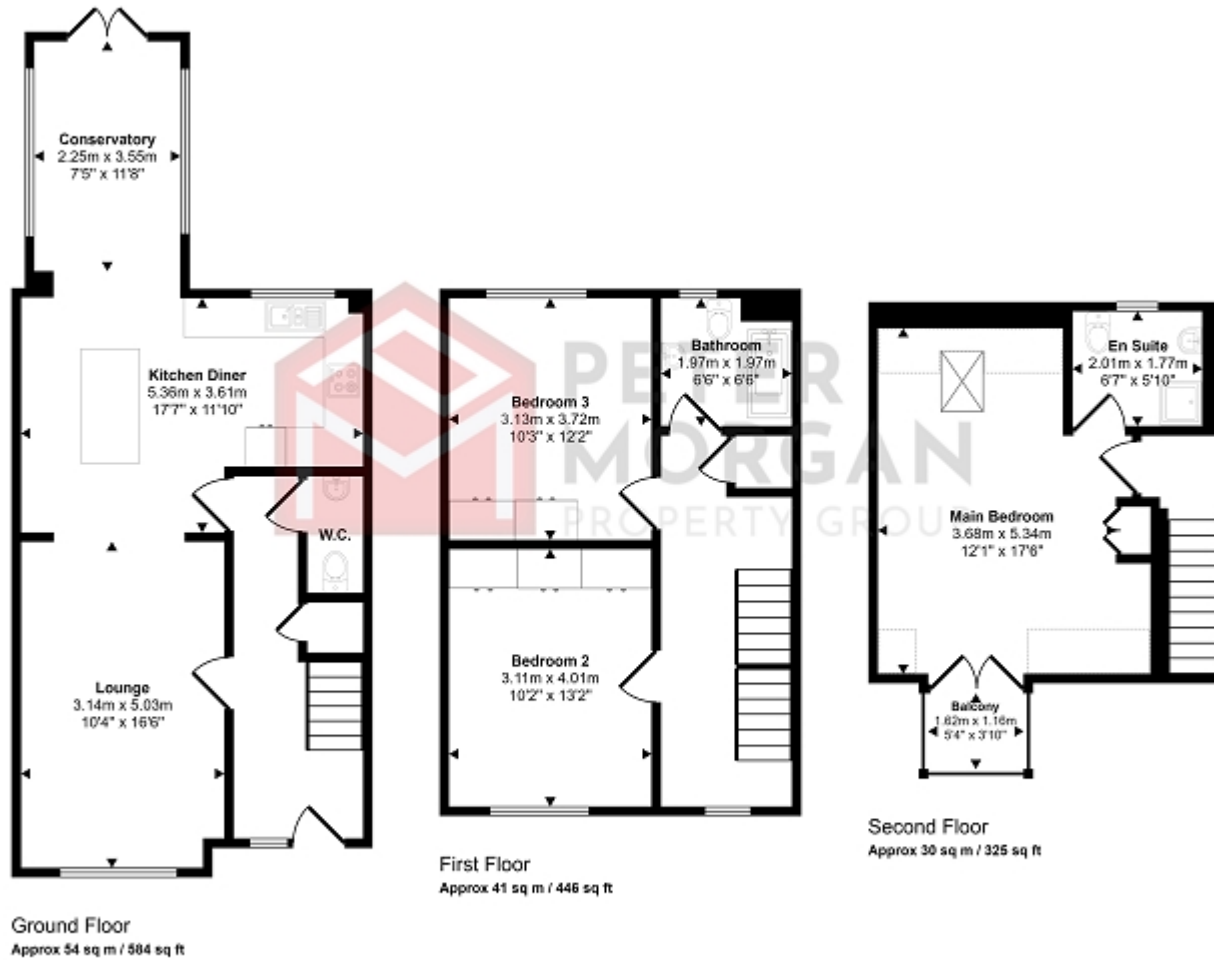
**Tenure (To be confirmed)** Freehold








Approx Gross Internal Area  
126 sq m / 1354 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.

# 1 Bay View Close, Port Talbot. SA12 7QA

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 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





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# PETER MORGAN

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

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03300 563 555

