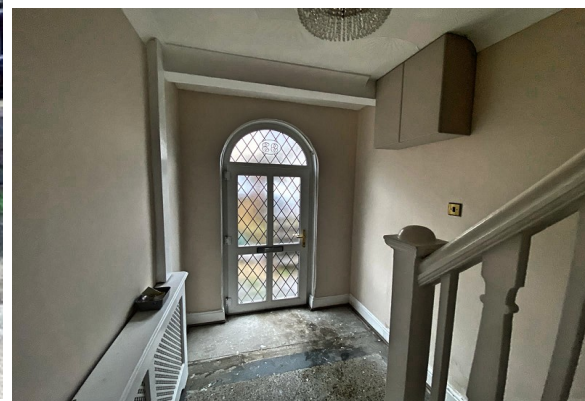


THE GUILD  
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2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
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**The Telegraph**



83 Pellau Road, Port Talbot, Neath Port Talbot. SA13 2LG



**£165,000**

## Main Features

- Extended Semi Detached Family Home
- Four Bedrooms
- EPC - D
- Freehold
- Sought After Location
- Enclosed South Facing Rear Garden
- Two Reception Rooms
- Bathroom & WC
- Gas Central Heating
- Need A Mortgage? We Can Help!

## General Information

An extended semi detached property, which has been well maintained throughout offers a WC, kitchen, open plan lounge/dining room to the ground floor and four bedrooms and bathroom to the first floor, also having an enclosed rear garden with matured shrubs, laid to lawn area and a patio area perfect for family days in the sunshine.

Situated in a popular location just off the M4 corridor and also close with many local amenities such as Margam Park, Eastern Primary School, Afan College, Twelve Knights, woodland walks, a short drive to Aberavon Beach and Port Talbot Town Centre.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Entrance Hallway

Carpeted flooring, radiator and stairs to the first floor.

Doors to;

### W.C.

Comprising of a low level WC and a pedestal wash hand basin. uPVC double glazed window, tiled 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, gas oven with gas hob and fan over, tiled flooring, radiator, plumbing in place for a washing machine and a uPVC door to access the rear garden.

## Dining Room

uPVC double glass 'Bay' window to the front aspect and radiator.

## Lounge

uPVC double glazed window and radiator.

## FIRST FLOOR

### Bedroom One

uPVC double glazed window, carpeted flooring and radiator.

### Bedroom Two

uPVC double glazed window, laminate flooring, radiator and access to the loft above.

### Bedroom Three

uPVC double glazed window, carpeted flooring, radiator, fitted wardrobes and an airing cupboard housing a combi boiler serving domestic hot water and gas central heating.

### Bedroom Four

Two uPVC double glazed window, carpeted flooring and radiator.

## Bathroom

Comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over. uPVC frosted double glazed window, fully tiled walls, ceramic tiled flooring and a heated chrome towel rail.

## EXTERNALLY

### 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)

### 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.

### Council Tax

Annually - £1643

### 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





| 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>                                   | 66                      |   |
| (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.

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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.



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