



THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



26 Mariners Point, Port Talbot, Neath Port Talbot. SA12 6DL

£450,000

Main Features

- Immaculately Presented Throughout
- Detached Family Home With Four Double Bedrooms
- Brand New Kitchen & Combi Boiler
- Freehold
- EPC - C
- Enclosed Landscaped Garden
- Detached Double Garage
- Rear Gate Giving Direct Access To Public Coastal Path Just Minutes From Aberavon Beach
- Quiet Cul-De-Sac
- Need A Mortgage? We Can Help!

General Information

Beautifully presented throughout, this executive detached family home situated in a corner plot of Mariners Point. Downstairs this property has a spacious hallway which is central to the house and provides access to two reception rooms, generously sized W.C, utility room, modern open plan living space with a brand new Wren Kitchen and new black Bi-Fold doors onto a flat garden. On the first floor, there are four double bedrooms, the master bedroom has a generous newly renovated en-suite in addition to a family bathroom which has recently been updated and modernised. This property benefits from a detached double garage with a further 3 parking spaces on the drive. There is an enclosed landscaped garden to the front and rear of the property. The rear garden comprises of two patio areas with lawned grass, side shed and access to the coastal path via the rear garden gate. This is a unique property on a larger than average plot.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

uPVC double glazed window, wooden flooring, radiator and staircase to first floor. Doors to;

Office/Lounge

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

W.C.

Comprising of a low level WC and pedestal wash hand basin. Tiled flooring and radiator.

Lounge

uPVC double glazed Bay window to the front aspect, wooden flooring and radiator.
double doors to;

Kitchen / Lounge

A modern kitchen appointed with a range of matching wall and base units with Quartz work tops over with an ceramic double 'Belfast' sink with instant hot water tap. uPVC double glazed window, integrated wine cooler, integrated AEG oven, integrated AEG microwave oven, six-ring Bosch induction hob with cooker hood over, kitchen island, Herringbone LVT flooring, triple Bi-fold doors to the rear aspect, radiator and two vaulted Velux windows.

Utility Room

Door to rear, radiator, Herringbone LVT flooring, fitted with a range of wall & base units, plumbing for washing machine and space for American style fridge / freezer.

FIRST FLOOR

Landing

uPVC double glazed window, carpeted flooring and access to the loft above. Doors to;

Main Bedroom

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

Doors to;

En Suite

Comprising of a low level WC, wall-mounted wash hand basin and a waterfall shower with glass screen. uPVC frosted double glazed windows, tiled flooring, heated towel rail and part tiled walls.

Bedroom Four

uPVC double glazed window, carpeted flooring, double fitted wardrobes and radiator.

Bathroom

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

Bedroom Three

uPVC double glazed window, carpeted flooring, single fitted wardrobe and radiator.

Bedroom Two

uPVC double glazed window, carpeted flooring, radiator and two double fitted wardrobes.

EXTERNALLY

Gardens

A front garden laid to lawn with side access to the rear garden. Driveway with access to detached double garage with motorised door and storage space behind.

An enclosed rear garden with patio area, bespoke shed, rear gate giving direct access to public coastal path leading to Aberavon Beach. Property is situated in a location which is shielded from the sand.

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)

Council Tax

Annually - £2581

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 E

Current heating type Gas

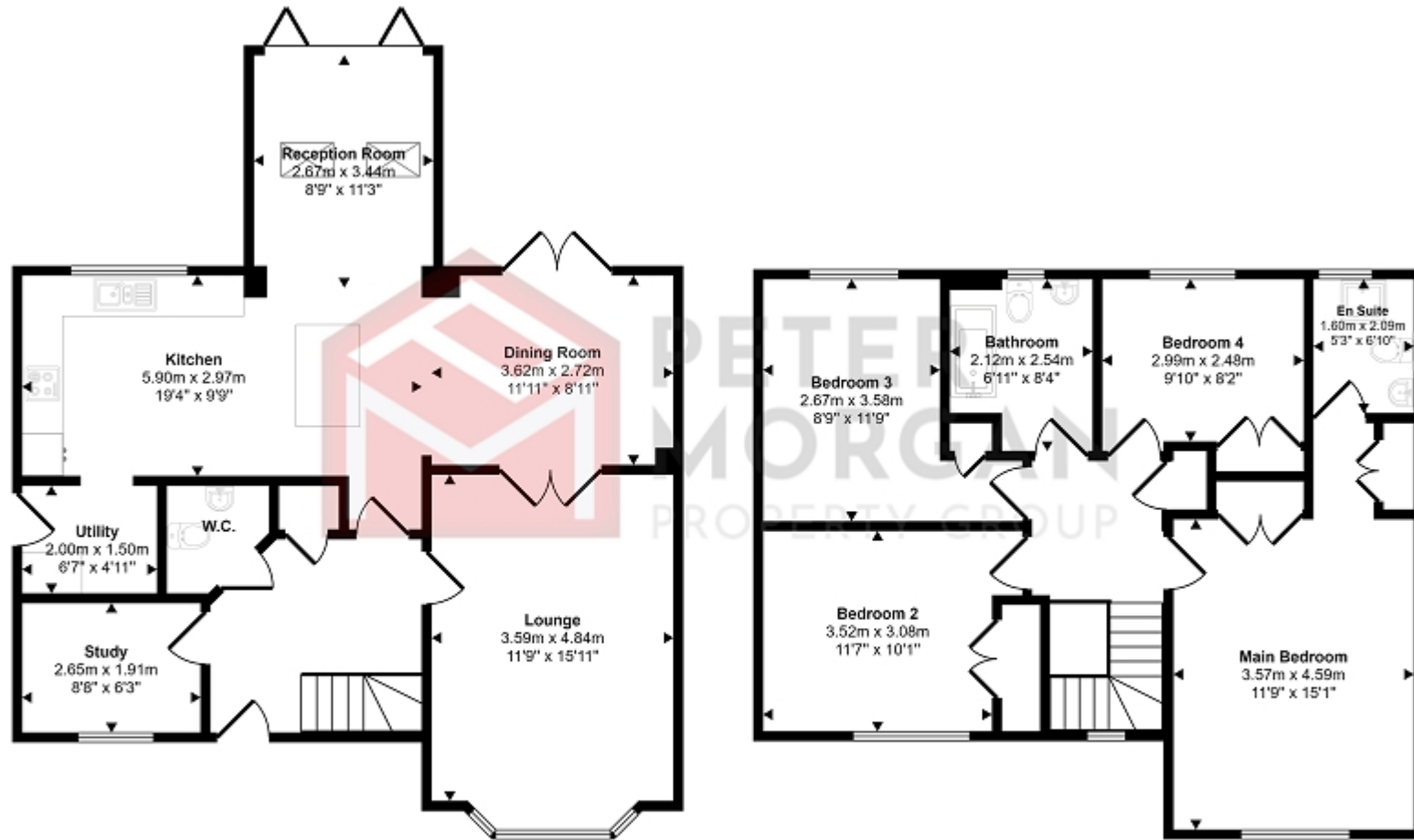
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
150 sq m / 1613 sq ft



Ground Floor
Approx 78 sq m / 839 sq ft

First Floor
Approx 72 sq m / 774 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		81
(69-80) C	69	
(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 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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