

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



3 Depot Road, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9BA



£100,000

Main Features

- NO ONWARDS CHAIN
- Offering A lot Of Potential
- Three Bedrooms
- Freehold
- EPC - TBC
- Gas Central Heating
- Bathroom To Ground Floor
- Enclosed Rear Garden
- Excellent Transport Links
- Need A Mortgage? We Can Help!

General Information

With no onwards chain, this mid terraced property conveniently located in the heart of a friendly village, Cwmavon. The property comprises of a lounge diner, kitchen and bathroom to the ground floor and three bedrooms to the first floor, also having an enclosed rear garden.

Conveniently located close to many local amenities such as Cwmavon Primary School, Cwmavon Sports Club, local shops, excellent transport links and easy access to the M4 corridor.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Enter through a uPVC door.

Door to;

Lounge / Diner

uPVC double glazed windows to the front and rear aspect, two radiators and stairs to the first floor.

Door to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC double glazed window to the side aspect, radiator, plumbing in place for a washing machine.

Door to;

Rear Hallway

uPVC door to access the rear garden.

Bathroom

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

FIRST FLOOR

Landing

Bedroom One

Two uPVC double glazed window to the front aspect and two radiators.

Bedroom Two

uPVC double glazed window to the rear aspect and radiator.

Bedroom Three

uPVC double glazed window to the rear aspect, radiator and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

EXTERNALLY

An enclosed rear garden with patio area.

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 Band

Annually - £1643

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

Current council tax banding B

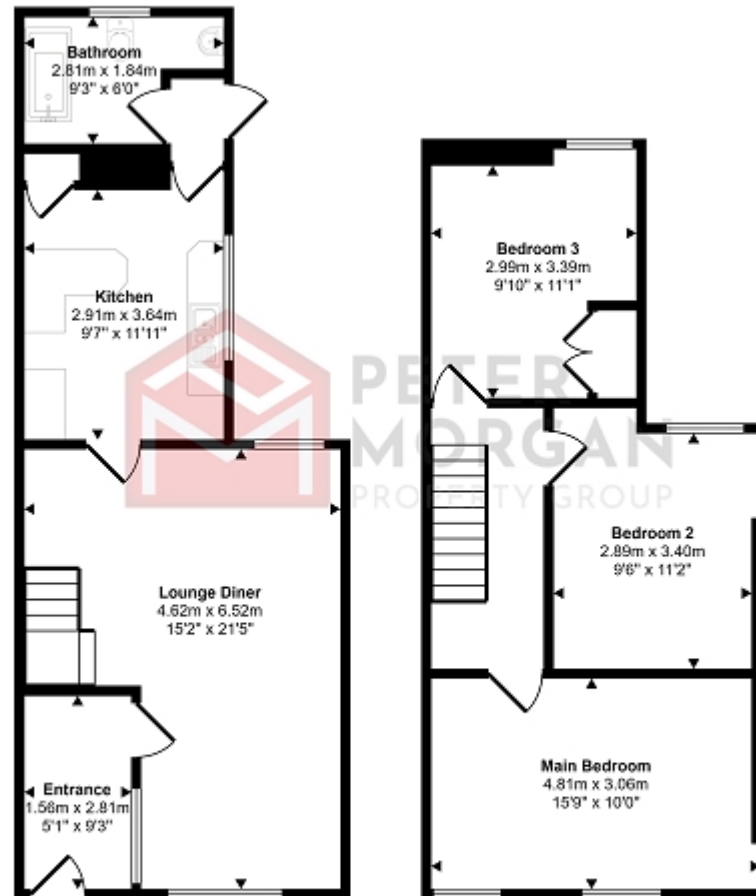
Current heating type Gas

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
92 sq m / 989 sq ft



Ground Floor
Approx 47 sq m / 511 sq ft

First Floor
Approx 44 sq m / 478 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	
(69-80)	C	
(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.



PETER MORGAN

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