

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



2 Hillview Terrace, Port Talbot, Neath Port Talbot. SA13 1AD



£160,000

Main Features

- NO ONWARDS CHAIN!
- Freehold
- Four Bedrooms
- Enclosed Rear Garden With Rear Access Lane
- Recently Renovated Throughout
- Potential For Home Office / Study
- Two Reception Rooms
- Convenient Location Minutes Away From M4 Access
- EPC - D
- Need A Mortgage? We Can Help!

General Information

Peter Morgan Property Group welcomes you to this stunning, recently renovated, mid-terraced family home, nestled in a convenient location just minutes away from M4 access and close to all local amenities, including Port Talbot Parkway Rail Station. With its sophisticated design and contemporary finishes, this property offers a modern living experience that is sure to impress.

Upon entering, you are greeted by a welcoming hallway that leads you into the spacious and light-filled living areas. The ground floor boasts two reception rooms, offering versatile space for relaxation and entertainment. Each room is thoughtfully designed with stylish finishes and ample natural light, creating an inviting atmosphere for family gatherings. The heart of the home lies in the modern, open-plan kitchen/diner. This space is a culinary delight, with sleek surfaces and with ample storage for all your kitchen essentials. The generous dining area is flooded with natural light from the bay windows to the side.

With four well-appointed bedrooms, this home provides ample space for a growing family. Bedroom one offers a peaceful retreat after a long day, offering plenty of natural light from the two windows. The remaining bedrooms provide comfort and relaxation for every member of the household. The property also offers a potential for a home office or study, catering to the needs of those who work from home or require a quiet space for study or creative pursuits. This versatile bedroom four can easily be transformed to suit your individual needs. #With no ongoing chain, this property is ready for its new owners to move in and make it their own. Don't miss the opportunity to own this premium home in a desirable location. Contact us today to arrange a viewing and experience the elegance and comfort this property has to offer.

Please visit our new and improved website for more information!

GROUND FLOOR

Hall

Radiator, tiled flooring, staircase to first floor, spotlights and access to;

Porch

Tiled flooring and access to;

Living Room

(22' 6" x 13' 2" Max) or (6.85m x 4.02m Max)

Double glazed Bay window to front aspect, double glazed window to the rear aspect, carpeted flooring, two radiators and three fitted storage cupboards.

Kitchen/Diner

(16' 3" Max x 12' 10" Max) or (4.96m Max x 3.91m Max)

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, tiled flooring, radiator, American Fridge Freezer, washing machine, integrated oven with hob and fan over.

Reception

(9' 11" x 6' 2") or (3.01m x 1.89m)

Patio door to side, radiator, tiled flooring and fitted storage cupboard. Door to;

Bedroom 4/Study

(9' 11" x 5' 6") or (3.01m x 1.68m)

Double glazed window to rear aspect, radiator and carpeted flooring. Could be utilised as a home office / fourth bedroom.

FIRST FLOOR

Landing

Carpeted flooring and access to the loft above.

Doors to;

Bedroom One

(17' 2" Max x 13' 3" Max) or (5.22m Max x 4.03m Max)

Double glazed bay window to front aspect, double glazed window to front aspect, radiator, carpeted flooring and feature fireplace.

Bedroom Two

(10' 11" Max x 10' 10") or (3.34m Max x 3.31m)

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

Bedroom Three

(12' 10" Max x 10' 3" Max) or (3.90m Max x 3.12m Max)

Double glazed window to the rear aspect, carpeted flooring, radiator and fitted storage cupboard housing combi boiler serving domestic hot water and gas central heating.

Bathroom

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

EXTERNAL

Gardens

Found at the rear is an enclosed low-maintenance rear garden with outside tap and rear access lane.

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

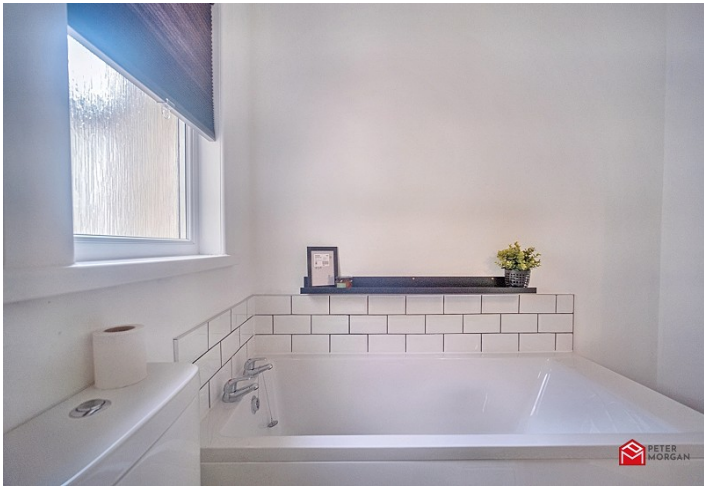
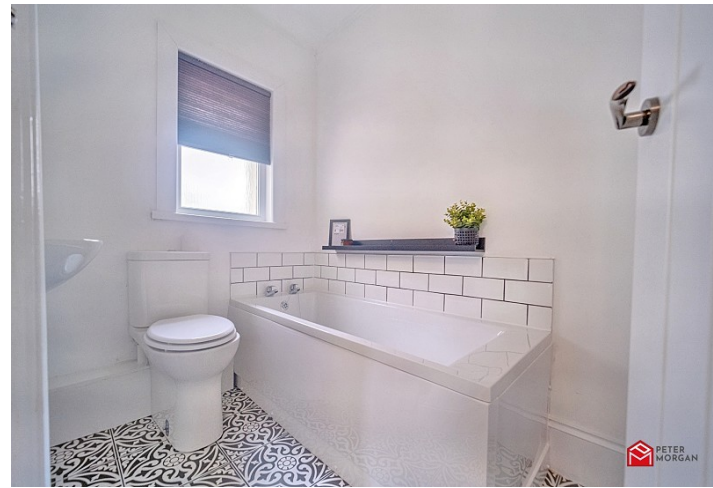
Mains water, mains electricity, mains gas, mains drainage

Current council tax banding C

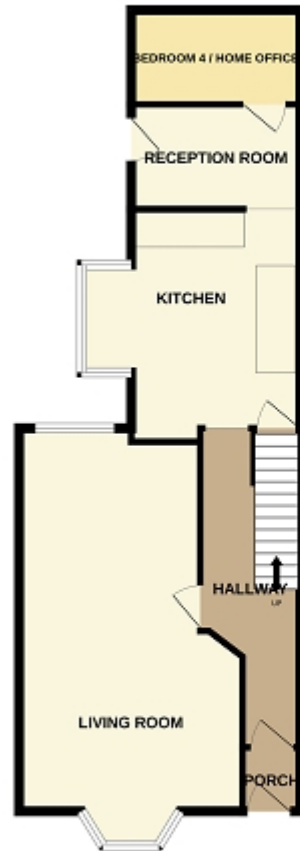
Current heating type Gas

Tenure (To be confirmed) Freehold





GROUND FLOOR




1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagon 03/2023

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(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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