

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



46 Golwg Y Madjoe, Aberavon, Port Talbot, Neath Port Talbot. SA12 6FA



£280,000

Main Features

- Breath Taking Sea Views
- Three Storey Town House
- Freehold
- EPC - B
- Off Road Parking To Rear
- Council Tax Band - D
- More Storage Space Than Average
- Enclosed Rear Garden
- Sprinkler System
- Need A Mortgage? We Can Help!

General Information

This well presented through out this executive family home is situated within a stone throw away from Aberavon Beach, boasting fantastic sea views from three storey's. This beautiful property offers versatile accommodation having a WC, office and kitchen to the ground floor, lounge and bedroom to the first floor and family bathroom, bedroom and master suite to the second floor, not forgetting a low maintenance rear garden perfect for family days in the summer!

Set in a convenient location within walking distance to Remo's The Front, Francos Chip Shop, local shops, Bar Gallois, Afan Lido, Reel Cinema, also having excellent transport links and a short drive to Port Talbot Town Centre and easy access to the M4 corridor.

Please visit our new and improved site for more information!

GROUND FLOOR

Hallway

Radiator, marble-effect tiled flooring, surfboard storage, fitted storage cupboard and stairs to the first floor.

Doors to;

Office

uPVC double glazed window to the front aspect benefitting from sea views, carpeted flooring and radiator.

WC

Comprising of a low level WC and a wall mounted wash basin. Radiator, marble-effect tiled flooring, extractor fan and space for tumble dryer.

Kitchen

A modern kitchen appointed with a range of matching glass wall and base units with work tops over and an inset stainless steel sink. uPVC double glazed window to the rear aspect, integrated Zanussi dishwasher, built-in oven with four ring gas hob and cooker hood over, integrated fridge / freezer, marble-effect tiled flooring, radiator and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

Patio doors to access the rear garden.

FIRST FLOOR

Landing

Carpeted flooring, fitted storage cupboard and stairs to the first floor.

Doors to;

Lounge

uPVC double glazed window to the front aspect, carpeted flooring, radiator, storage cupboard and French doors opening onto Juliet balcony to front boasting sea views.

Bedroom Three

Two double glazed windows to the rear aspect, carpeted flooring and radiator.

SECOND FLOOR

Landing Two

Carpeted flooring.
Stairs to;

Main Bedroom

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

En Suite

Comprising of a low level WC, pedestal wash hand basin and a shower cubicle. Wood-effect laminate flooring and radiator.

Bedroom Two

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

Bathroom

Comprising of a low level WC, panelled bath and a pedestal wash hand basin.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains drainage, mains gas (Services not tested)

Current council tax banding D

Current heating type Gas

Tenure (To be confirmed) Freehold



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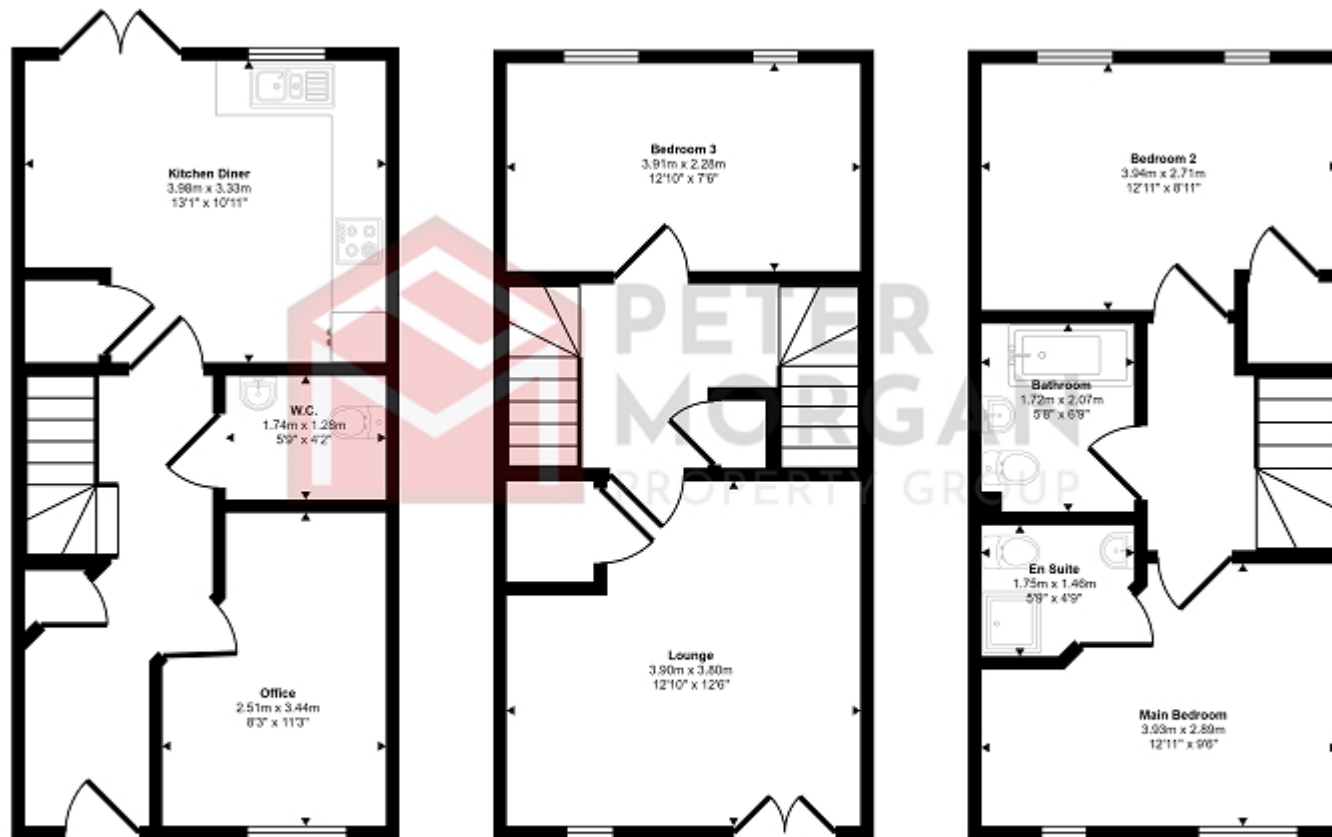


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Approx Gross Internal Area
99 sq m / 1071 sq ft




Ground Floor
Approx 34 sq m / 362 sq ft

First Floor
Approx 33 sq m / 353 sq ft

Second Floor
Approx 33 sq m / 356 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		96
(81-91) B	86	
(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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