

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



44 Morlais Road, Port Talbot, Neath Port Talbot. SA13 2AT



**£180,000**

## Main Features

- Recently Renovated Throughout
- Presented To A High Standard
- Freehold
- Three Bedrooms
- EPC - D
- Off Road Parking
- Sought After Location
- Gas Central Heating
- Modern Fitted Kitchen
- Need A Mortgage? We Can Help!

## General Information

Immaculately presented throughout is this semi detached property comprising of a lounge, modern kitchen diner and utility room to the ground floor. There is Three bedrooms and shower room to the first floor and benefits from off road parking to the front and a picturesque rear garden. Set in the heart of Margam within easy access to the M4 corridor, a short distance to Afan College, Eastern Primary School, Margam Park and Brombil reservoir to enjoy country walks.

Viewing is highly recommended.

## GROUND FLOOR

### Hallway

Tile-effect laminate flooring and stair case to the first floor.

Doors to;

### Lounge

uPVC double glazed window to the front aspect, laminate flooring, radiator and double doors to kitchen.

## Kitchen

A modern kitchen appointed with a range of matching wall and base units with work tops over and an inset composite sink with mixer tap. uPVC double glazed window to the rear aspect, induction hob with cooker hood over, integrated cooker, breakfast bar, inset ceiling spotlights, radiator, storage cupboard and uPVC doors to access the rear garden.

## Utility Room

uPVC double glazed window to the rear aspect, laminate flooring, plumbing in place for a washing machine, space for tumble dryer and space for fridge / freezer.

Door to access the rear garden.

## Landing

Carpeted flooring.

Doors to;

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Shower Room

Comprising of a low level WC, pedestal wash hand basin and double shower cubicle. uPVC double glazed window, tiled flooring, tiled walls and radiator.

## EXTERNALLY

## Gardens

A tiered front garden with a driveway offering off road parking and access to the rear garden.

An enclosed rear garden with decking area, pergola, steps up to further decking area, artificial turf and patio area at the top.

## 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.

## Viewings

Strictly By Appointment Only

## Utilities

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

**Current council tax banding** C


**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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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.



# PETER MORGAN

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