

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



PETER MORGAN

82A Commercial Road Commercial Road, Port Talbot, Neath Port Talbot. SA13 1LR

£140,000

Main Features

- Freehold
- First floor Two Bedroom Flat
- Ground floor Commercial
- Good location
- Shutters To Front
- Gas heating to flat
- EPC For Flat - D
- Rear Parking with two garges.
- Preferred Cash Purchasers

General Information

An opportunity to purchase this corner property situated in a popular area, the property is currently divided with a first floor two bedroom flat and ground floor commercial premises. The first floor flat is currently let, with the ground floor vacant.

Potential for an investment opportunity.

Viewing is highly recommended.

GROUND FLOOR

Shop Floor

Ground floor commercial premises
Through UPVC double glazed door to shop front large room with side room cushion flooring and electric storage heater.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. Storage cupboard, carpeted flooring and electric storage heater.

W.C.

Comprising of a low level WC and wash hand basin.
uPVC double glazed window, storage cupboard and carpeted flooring.

Rear Room

uPVC double glazed window, carpeted flooring and electric storage heater.

Rear Room Two

Two double glazed windows, carpeted flooring, electric storage heater and uPVC door to access the rear.

FIRST FLOOR

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window, integrated oven with hob, radiator, cushion flooring and a wall mounted boiler serving domestic hot water and gas central.

Bathroom

Comprising of a low level WC, pedestal wash hand basin and panelled bath with shower over. Frosted window to side aspect, radiator, tile-effect laminate flooring and part tiled walls.

Bedroom One

uPVC double window, radiator and carpeted flooring.

Bedroom Two

uPVC double window, radiator and carpeted flooring.

Lounge

uPVC window, radiator and laminate flooring.

EXTERNALLY

Parking

Double gated access to rear parking area with two garages at the rear (currently used for storage).

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding

D

Current heating type

Gas


Tenure (To be confirmed)

Freehold





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(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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